BLOCK 22 LOTS 2 & 11
OCEAN CITY SOUTH PORTION
PB 2/39

MALOY BETTY JEAN L/E/
1087 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1540-0022-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

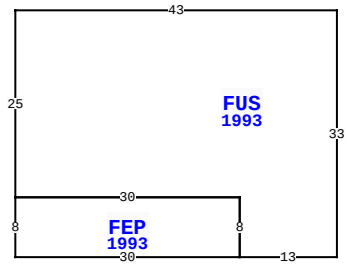
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

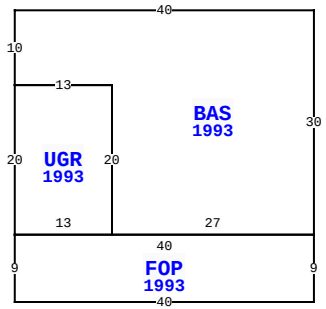
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	940	100	1993	940	109,173
FEP	240	80	1993	192	22,299
FOP	360	30	1993	108	12,543
FUS	1,179	100	1993	1,179	136,931
UDU	336	55	1993	185	21,487
UGR	260	45	1993	117	13,588
TOTALS	3,315			2,721	316,022

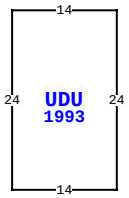
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,721	112.8000	148.90	405,157	1961	1990	0	0	0	22.00	78.00

1 SNGL FAM – 100% - 1996 Heated Area: 2119 HX Base Yr 1996







BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

1087 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		316,022
TOTAL MARKET OB/XF VALUE		30,489
TOTAL LAND VALUE - MARKET		554,625
TOTAL MARKET VALUE		901,136
SOH/AGL Deduction		612,131
ASSESSED VALUE		289,005
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		238,283
TOTAL JUST VALUE		901,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		806,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032724	REMODEL	5,000	03/19/2003
20011368	SWIM POOL	24,000	06/12/2001
20011300	XFOB	2,000	06/07/2001
19983489	REPAIR/RRF	2,200	04/07/1998
19983375	XFOB	0	03/18/1998
19983218	XFOB	0	02/23/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2801/1083	7/17/2025	QC	U	I	11	100
GRANTOR: MALOY BETTY JEAN						
GRANTEE: MALOY BETTY JEAN L/						
1666/1728	3/01/2010	QC	U	I	11	100
GRANTOR: MALOY FOY R JR & BETT						
GRANTEE: MALOY BETTY JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S10 UGR=[YR=1993] S20 FOP=[YR=1993] S9 E40 N9 W40 $ E13 N20 W13 $ E13 S20 E27 N30 $ PTR= N15 FUS=[YR=1993] N33 W43 S25 FEP=[YR=1993] S8 E30 N8 W30 $ E30 S8 E13 $ S15 $ PTR= E15 UDU=[YR=1993] E14 S24 W14 N24 $ W15 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	211.00	SF	6.50	6.50	100	1961	1961	3	20	274	
2	0510	GARAGE WD-	0	100	0	0	352.00	SF	35.00	35.00	100	1993	1993	3	20	2,464	
3	0810	CONCRETE A	0	100	0	0	167.00	SF	6.50	6.50	100	1961	1961	3	20	217	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1961	1961	3	22	440	
5	0810	CONCRETE A	0	100	0	0	1,233.00	SF	6.50	6.50	100	1998	1998	3	73	5,851	
6	1242	WD DECK A	0	100	8	43	344.00	SF	10.00	10.00	100	1998	1998	3	20	688	
7	0861	POOL GUNIT	0	100	0	0	317.00	SF	85.00	85.00	100	2005	2005	3	36	9,700	
8	0845	KOOL DECK	0	100	0	0	1,124.00	SF	7.25	7.25	100	2005	2005	3	84	6,845	
9	1125	CB/STC 6"	0	100	54	8	432.00	SF	7.35	7.35	100	2005	2005	3	84	2,667	
10	0479	VF PICKET	0	100	0	0	38.00	LF	10.00	10.00	100	2005	2005	3	64	243	

TOTAL OB/XF 29,389

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	R-1	75.00	200.00	75.00	FF		1.00	1.00	0.99	7,500.00	7,395.00	554,625							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 554,625 Market: 0 Agricultural: 0 Common: 554,625 PRINTED 07/30/2025 BY SYS

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		806,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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B969552	REMODEL	6,500	01/24/1996

SALES DATA

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
11	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	22	220	
12	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2005	2005	3	22	880	

LAND DESCRIPTION

TOTAL OB/XF 1,100

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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