BLOCK 24 LOT 1
IN OR 1074/36
OCEAN CITY SOUTH PORTION

MCNEAL FREDERICK S & SUSAN R
1150 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1540-0024-0010

BUILDING CHARACTERISTICS

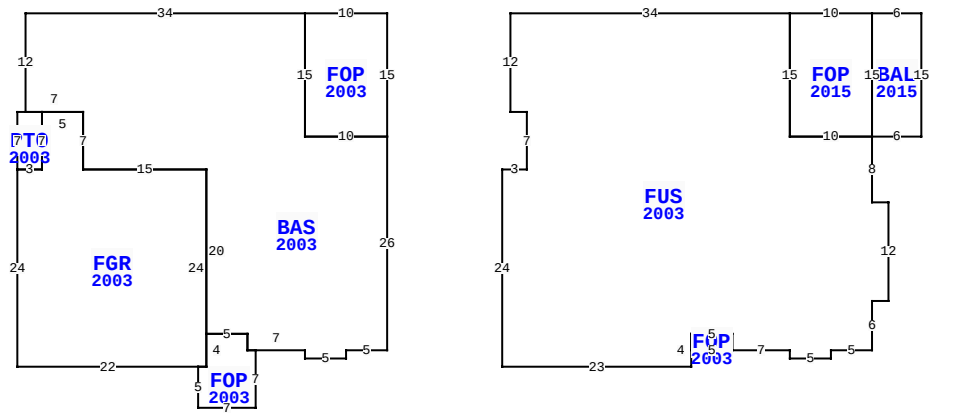
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	07	SPECIAL 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	90	15	2015	14	2,197
BAS	1,116	100	2003	1,116	175,163
FGR	587	55	2003	323	50,697
FOP	10	30	2003	3	471
FOP	57	30	2003	17	2,668
FOP	150	30	2003	45	7,063
FOP	150	30	2015	45	7,063
FUS	1,727	100	2003	1,727	271,063
PTO	21	5	2003	1	157
TOTALS	3,908			3,291	516,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,291	110.9934	175.37	577,143	2003	2003	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2004 Heated Area: 2843 HX Base Yr 2004



1150 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		516,543
TOTAL MARKET OB/XF VALUE		40,685
TOTAL LAND VALUE - MARKET		1,425,000
TOTAL MARKET VALUE		1,982,228
SOH/AGL Deduction		1,137,902
ASSESSED VALUE		844,326
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		793,604
TOTAL JUST VALUE		1,982,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,771,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141093	ADDITION	4,400	05/27/2014
20110323	H/AC	7,900	03/07/2011
20060475	REPAIR/RRF	13,000	03/07/2006
20032318	H/AC	7,000	01/10/2003
20022049	NEW CONSTR	7,000	12/02/2002
20021828	NEW CONSTR	3,000	10/23/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1074/0036	8/12/2002	WD	U	V	07	100
GRANTOR: CHERESKIN JAMES M & B						
GRANTEE: MCNEAL FREDERICK S						
1058/0809	5/29/2002	WD	U	V	07	407,500
GRANTOR: CHERESKIN JAMES M						
GRANTEE: MCNEAL FREDERICK S						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2003] W10 BAS=[YR=2003] W34 S12 PTO=[YR=2003] W1 S7 FGR=[YR=2003] S24 E22 FOP=[YR=2003] S5 E7 N7 W1 N2 W5 S4 W1 $ E1 N24 W15 N7 W5 S7 W3 $ E3 N7 W2 $ E7 S7 E15 S20 E5 S2 E7 S1 E5 N1 E5 N26 W10 N15 $ S15 E10 N15 $ PTR= E15 FUS=[YR=2003] E34 FOP=[YR=2015] E10 BAL=[YR=2015] E6 S15 W6 N15$ S15 W10 N15 $ S15 E10 S8 E2 S12 W2S6 W5 S1 W5 N1 W7 FOP=[YR=2003] W5 N2 E5 S2 $ N2 W5 S4 W23 N24 E3N7 W2 N12 $ 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	0921	CWALL-CC P	0	100	0	0	150.00	LF	660.00	660.00	100	1955	1955	3	20	19,800	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
3	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	100	2003	2003	3	82	426	
4	0810	CONCRETE A	0	100	0	0	985.00	SF	6.50	6.50	100	2003	2003	3	82	5,250	
5	1242	WD DECK A	0	100	5	5	25.00	SF	14.00	14.00	100	2003	2003	3	20	70	
6	0479	VF PICKET	0	100	0	0	25.00	LF	10.00	10.00	100	2003	2003	3	58	145	
7	1131	REINFR 8	0	100	155	6	930.00	SF	9.45	9.45	100	2003	2003	3	95	8,349	
8	1131	REINFR 8	0	100	79	4	316.00	SF	9.45	9.45	100	2003	2003	3	95	2,837	
9	1242	WD DECK A	0	100	39	5	195.00	SF	10.00	10.00	100	2003	2003	3	20	390	
10	0416	DUNEWALKS	0	100	34	4	136.00	SF	15.00	15.00	100	2003	2003	3	20	408	

LAND DESCRIPTION

TOTAL OB/XF 40,685

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	000120	C	RES OCEAN	100	0006	R-1	75.00	150.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000							

REVIEW DATE 10/04/2019 BY KW Total Acres: 0.00 Total Land Value: 1,425,000 Market: 0 Agricultural: 0 Common: 1,425,000 PRINTED 07/30/2025 BY SYS