LOT 4
PT OR 1925/195
OCEANS EIGHT PB 5/41

**HANSON WILLIAM H & ANGELA Y**
1427 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

# 2025

**00-00-31-155E-0004-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

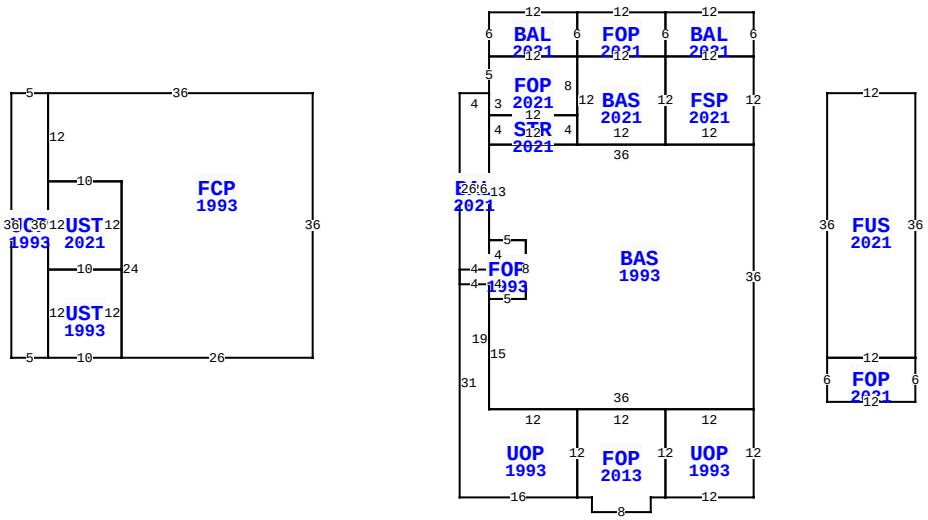
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1056.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAL | 72 | 15 | 2021 | 11 | 1,885 |
| BAL | 72 | 15 | 2021 | 11 | 1,885 |
| BAL | 104 | 15 | 2021 | 16 | 2,742 |
| BAS | 1,256 | 100 | 1993 | 1,256 | 215,241 |
| BAS | 144 | 100 | 2021 | 144 | 24,678 |
| FCP | 1,056 | 25 | 1993 | 264 | 45,242 |
| FOP | 40 | 30 | 1993 | 12 | 2,056 |
| FOP | 160 | 30 | 2013 | 48 | 8,226 |
| FOP | 72 | 30 | 2021 | 22 | 3,770 |
| FOP | 72 | 30 | 2021 | 22 | 3,770 |
| TOTALS | 4,600 | | | 2,557 | 438,194 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,557 | 118.5408 | 187.29 | 478,901 | 1987 | 2007 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SFR CUST – 100% - 2020 Heated Area: 1832 HX Base Yr 2020




** This building has 19 Sub-Areas

| BLD DATE | 08/14/2013 | KK | LGL DATE |
|---|---|---|---|
| XF DATE | | | LAND DATE |
| INC DATE | | | AG DATE |

1427 N FLETCHER AVE, FERNANDINA BEACH

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 438,194 |
| TOTAL MARKET OB/XF VALUE | | 59,368 |
| TOTAL LAND VALUE - MARKET | | 450,000 |
| TOTAL MARKET VALUE | | 947,562 |
| SOH/AGL Deduction | | 299,159 |
| ASSESSED VALUE | | 648,403 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 597,681 |
| TOTAL JUST VALUE | | 947,562 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 928,904 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20200465 | SWIM POOL | 840,000 | 09/25/2020 |
| 20190718 | REMODEL | 0 | 02/03/2020 |
| 20090502 | ELEC OTHER | 0 | 04/23/2009 |
| 20033166 | XFOB | 2,000 | 05/28/2003 |
| 20033037 | REMODEL | 25,000 | 05/01/2003 |
| 20022048 | OTHER | 1,000 | 12/02/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1925/0195 | 6/27/2014 | WD | Q | I | 05 | 473,000 |
| GRANTOR: JACOB RICHARD & MARY | | | | | | |
| GRANTEE: HANSON WILLIAM H & | | | | | | |
| 0527/0950 | 9/29/1987 | MS | U | I | | 125,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## EXTRA FEATURES

| L N | 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 | 1,708.00 | SF | 6.50 | 6.50 | 100 | 1987 | 1987 | 3 | 49.5 | 5,495 | |
| 2 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 416.00 | SF | 85.00 | 85.00 | 100 | 2021 | 2021 | 3 | 93 | 32,885 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 808.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 7,999 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 72.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 713 | |
| 5 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 1,320.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 93 | 12,276 | |

## BUILDING DIMENSIONS

FCP=[YR=1993] W36 UOP=[YR=1993] W5 S36 E5 UST=[YR=1993] E10 N12 UST=[YR=2021] N12 W10 S12 E10$ W10 S12$ N36$ S12 E10 S24 E26 N36$ PTR= E20 BAL=[YR=2021] E4 FOP=[YR=2021] N5 BAL=[YR=2021] N6 E12 FOP=[YR=2021] E12 BAL=[YR=2021] E12 S6 FSP=[YR=2021] S12 BAS=[YR=1993] S36 UOP=[YR=1993] S12 W12 FOP=[YR=2013] W2 S2 W8 N2 W2 UOP=[YR=1993] W16 N31 E4 FOP=[YR=1993] N4 E5 S8 W5 N4$ S19 E12 S12$ N12 E12S12$ N12 E12$ W36 N15 E5 N8 W5 N13 STR=[YR=2021] E12 BAS=[YR=2021] E12 N12 W12 S12$N4 W12 S4$ E36$ W12 N12 E12$ W12 N6$ S6 W12 N6$ S6 W12 $ E12 S8 W12 N3$ S26 W4 N26$ W20$ PTR= E70 FUS=[YR=2021] E12 S36 FOP=[YR=2021] S6 W12 N6 E12$ W12 N36$ W70$.

## LAND DESCRIPTION

TOTAL OB/XF 59,368

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | | R-1 | 50.00 | 222.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 450,000 | | | | | | | |

REVIEW DATE 01/09/2022 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS