

LOT 8
PT OR 2430/853
OCEANS EIGHT PB 5/41

EVANS JOHN R & ANN FAMILY TRUST/EVANS JOHN RUSSELL
1441 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-155E-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

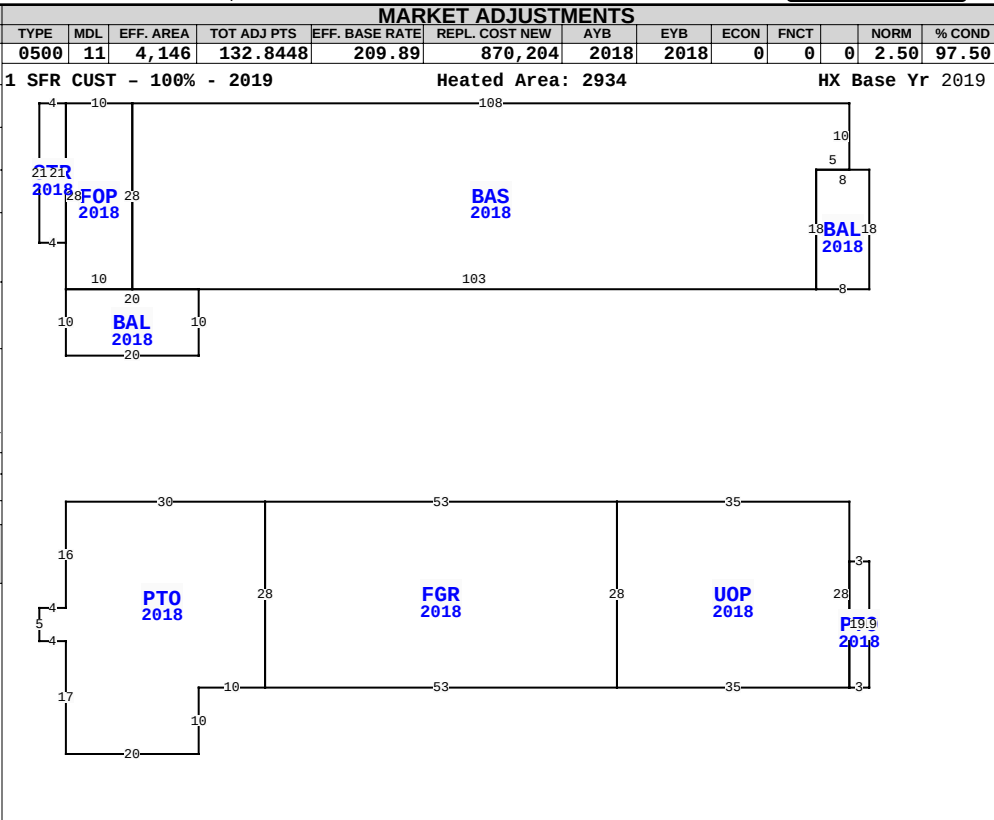
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

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	144	15	2018	22	4,503
BAL	200	15	2018	30	6,140
BAS	2,934	100	2018	2,934	600,422
FGR	1,484	55	2018	816	166,988
FOP	280	30	2018	84	17,190
PTO	57	5	2018	3	614
PTO	1,060	5	2018	53	10,846
STR	84	10	2018	8	1,637
UOP	980	20	2018	196	40,110

TOTALS	7,223			4,146	848,449
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,150.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	92.00	SF	6.50
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00



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

TOTAL OB/XF									
1441 N FLETCHER AV, FERNANDINA BEACH									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					848,449				
TOTAL MARKET OB/XF VALUE					8,341				
TOTAL LAND VALUE - MARKET					950,000				
TOTAL MARKET VALUE					1,806,790				
SOH/AGL Deduction					1,057,713				
ASSESSED VALUE					749,077				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					698,355				
TOTAL JUST VALUE					1,806,790				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,617,991				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172637	CO ISSUED	0	10/22/2018
20172637	NEW CONSTR	461,834	08/24/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2430/0853	2/02/2021	WD	U	I	11	100			
GRANTOR: EVANS JOHN R LIVING I									
GRANTEE: EVANS JOHN & ANN FA									
2029/0175	2/10/2016	WD	U	V	37	175,000			
GRANTOR: ANDERSON JOSEPH P & J									
GRANTEE: EVANS JOHN R LIVING									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W108 FOP=[YR=2018] W10 STR=[YR=2018] W4 S21 E4 N21\$ S28 BAL=[YR=2018] S10 E20 N10 W20\$ E10 N28\$ S28 E103									
BAL=[YR=2018] E8 N18 W8 S18\$ N18 E5 N10\$ PTR=S60									
UOP=[YR=2018] W35 FGR=[YR=2018] W53 PTO=[YR=2018] W30 S16 W4 S5 E4 S17 E20 N10 E10 N28\$ S28 E53 N28\$ S28 E35 PTO=[YR=2018] E3 N19 W3 S19\$ N28\$ N60\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	50.00	217.00	50.00