BLOCK 11 LOT 6
OLD TOWN

EVANS BRADLEY/EVANS JOHN
1441 N FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1580-0011-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

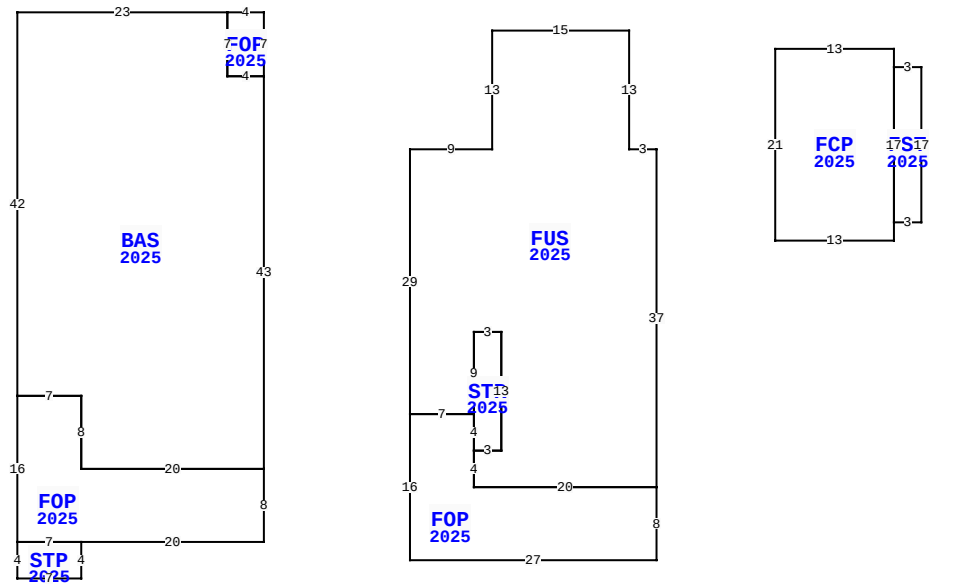
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 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	1003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,266	100	2025	1,266	408,209
FCP	273	25	2025	68	21,926
FOP	28	30	2025	8	2,580
FOP	272	30	2025	82	26,440
FOP	272	30	2025	82	26,440
FST	51	55	2025	28	9,028
FUS	1,099	100	2025	1,099	354,362
STP	28	10	2025	3	967
STR	39	10	2025	4	1,290
TOTALS	3,328			2,640	851,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,640	204.0730	322.44	851,242	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 2365 HX Base Yr



1015 SOMERUELUS ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	851,242
TOTAL MARKET OB/XF VALUE	11,350
TOTAL LAND VALUE - MARKET	262,824
TOTAL MARKET VALUE	1,125,416
SOH/AGL Deduction	26,003
ASSESSED VALUE	1,099,413
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,099,413
TOTAL JUST VALUE	1,125,416
NCON VALUE	862,592
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0500			10/22/2024
2023-0480			10/22/2024
BLDR 2023-0	TTL 2954 COND 236	415,073	10/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/1875	4/08/2022	WD	Q	V	02	189,000
GRANTOR: STRAIGHT CUT CONSTRUC						
GRANTEE: EVANS BRADLEY & JOH						
2391/1079	9/10/2020	SW	Q	V	01	120,000
GRANTOR: STEWART CHRISTINE & K						
GRANTEE: STRAIGHT CUT CONSTR						

BUILDING NOTES

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	0855	CONC PAVER	0	0	0	0	1,051.00	SF	10.00	10.00	100	2025	2024		100	10,510	
2	0855	CONC PAVER	0	0	0	0	84.00	SF	10.00	10.00	100	2025	2024		100	840	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-20,0] W23 S42 E7 S8 E20 N43 W4 N7 $
FUS=[YR=2025;ORIG=0,15] S29 E7 N9 E3 S13 W3 S4 E20 N37 W3 N13 W15 S13 W9 $
STR=[YR=2025;ORIG=7,35] E3 S13 W3 N4 N9 $
FOP=[YR=2025;ORIG=0,44] E7 S4 S4 E20 S8 W27 N16 $
FOP=[YR=2025;ORIG=-43,42] E7 S8 E20 S8 W20 W7 N16 $
STP=[YR=2025;ORIG=-43,58] E7 S4 W7 N4 $
FOP=[YR=2025;ORIG=-20,0] E4 S7 W4 N7 $
FCP=[YR=2025;ORIG=40,4] S21 E13 N2 N17 N2 W13 $
FST=[YR=2025;ORIG=53,6] E3 S17 W3 N17 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,350

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	0	0010	OT-1	46.00	93.00	46.60	FF		1.00	1.00	1.20	4,700.00	5,640.00	262,824							

REVIEW DATE 11/13/2024 BY DJ Total Acres: 0.00 Total Land Value: 262,824 Market: 0 Agricultural: 0 Common: 262,824 PRINTED 07/30/2025 BY SYS