LOTS 39 & S1/2 OF LOT 40
IN OR 1349/1527
AMELIA LIGHTHOUSE RESERVATION

ARTHUR ALLAN G & CONNIE H ET AL/MILLER MILES R & J
223 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1020-0039-0000

BUILDING CHARACTERISTICS

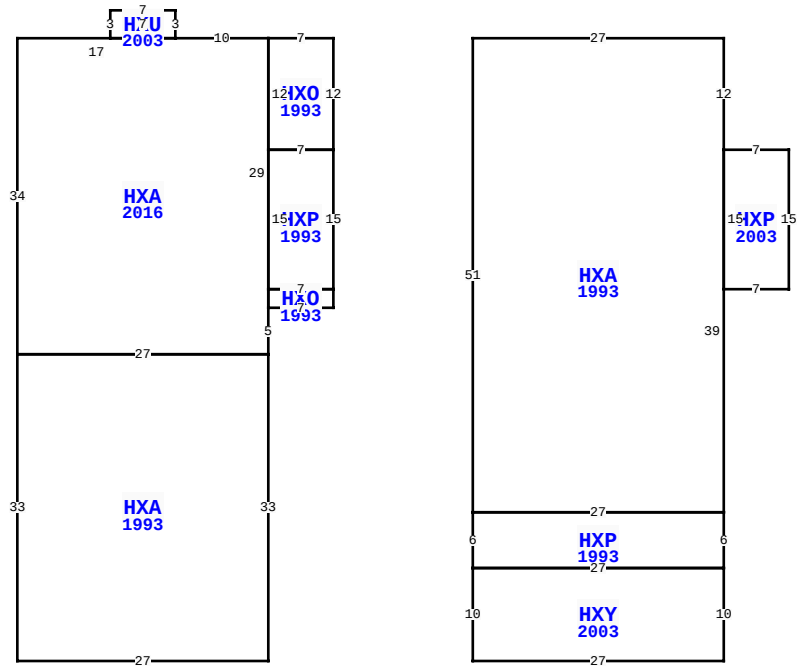
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		9 100
Bathrooms		3 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-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
HXA	891	100	1993	891	127,484
HXA	1,377	100	1993	1,377	197,020
HXA	918	100	2016	918	131,347
HXO	14	5	1993	1	143
HXO	84	5	1993	4	572
HXP	105	30	1993	32	4,579
HXP	162	30	1993	49	7,011
HXP	105	30	2003	32	4,579
HXU	21	55	2003	12	1,717
HXY	270	15	2003	40	5,724
TOTALS	3,947			3,356	480,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	01	3,356	118.6800	162.59	545,652	1947	2001	0	0	0	12.00	88.00

1 TRI PLEX 100% - 2006 Heated Area: 3186 HX Base Yr 2006



223 S FLETCHER AVE A-D, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 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		613,867
TOTAL MARKET OB/XF VALUE		2,331
TOTAL LAND VALUE - MARKET		637,500
TOTAL MARKET VALUE		1,253,698
SOH/AGL Deduction		721,731
ASSESSED VALUE		531,967
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		480,556
TOTAL JUST VALUE		1,253,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,151,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081513	REPAIR/RRF	7,960	09/29/2008
20041000	XFOB	3,000	06/03/2004
20040527	GARAGE	50,000	03/17/2004
20033409	REMODEL	2,000	07/03/2003
20033410	REMODEL	2,000	07/03/2003
20033346	REMODEL	40,000	06/25/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1349/1527	9/13/2005	WD	Q	I		730,000
GRANTOR: GUNTERMAN KELLY						
GRANTEE: MILLER MILES R ETAL						
1132/1023	4/25/2003	WD	U	I		320,000
GRANTOR: PITTS WANDA J & JOHN						
GRANTEE: GUNTERMAN KELLY						

BUILDING NOTES

BUILDING DIMENSIONS

HXO=[YR=1993] W7 HXA=[YR=2016] W10 HXU=[YR=2003] N3 W7 S3 E7 $ W17 S34 HXA=[YR=1993] S33 E27 N33 W27 $ E27 N5 HXO=[YR=1993] E7 N2 HXP=[YR=1993] N15 W7 S15 E7 $ W7 S2 $ N29 $ S12 E7 N12 $ PTR= E15 HXA=[YR=1993] E27 S12 HXP=[YR=2003] E7 S15 W7 N15 $ S39 HXP=[YR=1993] S6 HXY=[YR=2003] S10 W27 N10 E27 $ W27 N6 E27 $ W27 N51 $ 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	0820	WOOD WALK	0	100	0	0	462.00	SF	11.75	11.75	100	2002	2002	3	40	2,171	
2	1241	WD DECK G	0	100	12	4	48.00	UT	11.50	11.50	100	2003	2003	3	29	160	

LAND DESCRIPTION

TOTAL OB/XF 2,331

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	000800	C	MULTI-FAMILY	100	0006	R-3	75.00	181.00	75.00	FF		1.00	1.00	1.00	8,500.00	8,500.00	637,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 637,500 Market: 0 Agricultural: 0 Common: 637,500 PRINTED 07/09/2026 BY SYS

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2026

00-00-31-1020-0039-0000

BUILDING CHARACTERISTICS

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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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

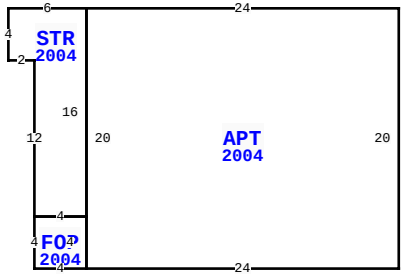
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1057.00

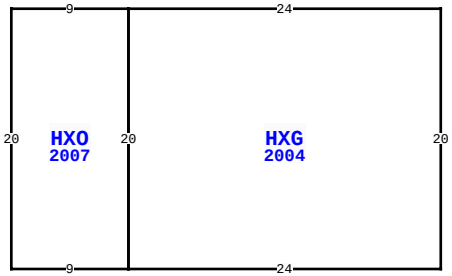
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	480	100	2004	480	83,885
FOP	16	30	2004	5	874
HXG	480	55	2004	264	46,138
HXO	180	5	2007	9	1,573
STR	72	10	2004	7	1,223
TOTALS	1,228			765	133,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	765	139.7000	194.18	148,548	2004	2005	0	0	0	10.00	90.00

2 SNGL FAM 35.69% - 2006 Heated Area: 480 HX Base Yr 2006





BLD DATE		LGL DATE	
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223 S FLETCHER AVE A-D, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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TOTAL JUST VALUE		1,253,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,151,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033347	REMODEL	30,000	06/25/2003
10012-B	REMODEL	64,500	09/03/1996
9940-B	REMODEL	1,500	07/26/1996
8573	DEMOLITION	500	09/16/1994
7211	REMODEL	5,000	07/21/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1349/1527	9/13/2005	WD	Q	I		730,000
GRANTOR: GUNTERMAN KELLY						
GRANTEE: MILLER MILES R ETAL						
1132/1023	4/25/2003	WD	U	I		320,000
GRANTOR: PITTS WANDA J & JOHN						
GRANTEE: GUNTERMAN KELLY						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=2004] W24 STR=[YR=2004] W6 S4 E2 S12 FOP=[YR=2004] S4 E4 N4 W4 $ E4 N16 $ S20 E24 N20 $ PTR= S30 HXG=[YR=2004] S20 W24 HXO=[YR=2007] W9 N20 E9 S20 $ N20 E24 $ N30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 637,500 Market: 0 Agricultural: 0 Common: 637,500 PRINTED 07/09/2026 BY SYS