BLOCK 25 LOTS 1 & 2
L/E IN OR 1092/562
ASKINS OCEAN CITY PB O/51

COLEMAN TERRI
11939 PINEBROOK DR S
JACKSONVILLE, FL 32220

2026

00-00-31-1040-0025-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

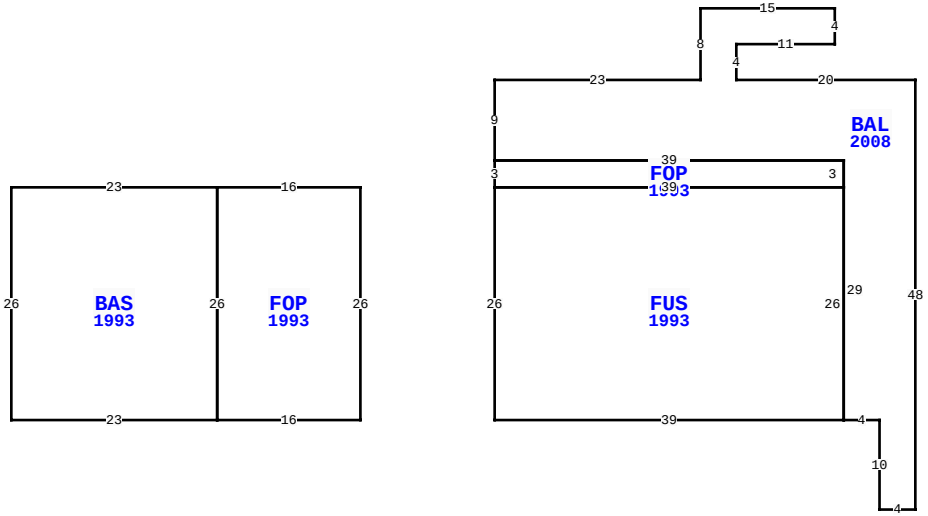
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	771	15	2008	116	18,603
BAS	598	100	1993	598	95,901
FOP	117	30	1993	35	5,613
FOP	416	30	1993	125	20,046
FUS	1,014	100	1993	1,014	162,615
TOTALS	2,916			1,888	302,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,888	115.8360	192.29	363,044	1974	1990	0	0	0	16.60	83.40

1 SFR CUST 0% - 0 Heated Area: 1612 HX Base Yr



1076 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	302,779
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,100,000
TOTAL MARKET VALUE	2,402,779
SOH/AGL Deduction	229,512
ASSESSED VALUE	2,173,267
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,173,267
TOTAL JUST VALUE	2,402,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,190,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033186	METAL ROOF	6,000	06/03/2003
20021017	H/AC	1,000	06/14/2002
19990764	DECK ADDITION	1,000	06/30/1999
19990427	REBUILD EXIST.DEC	2,000	05/13/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1092/0562	11/05/2002	QC	U	I	18	100
GRANTOR: EDWARDS BLANCHE S						
GRANTEE: COLEMAN TERRI E						
0104/0335	1/01/1970	TA	U	V		3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W16 BAS=[YR=1993] W23 S26 E23 N26 $ S26 E16 N26 $ PTR= E15S26 FUS=[YR=1993] E39 BAL=[YR=2008] E4 S10E4N48W20N4E11N4W15S8W23S9 FOP=[YR=1993] S3E39N3W39$ E39S29$ N26W39S26$ N26W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000120	C	RES OCEAN	0	0006	R-1	100.00	70.00	100.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	2,100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 2,100,000 Market: 0 Agricultural: 0 Common: 2,100,000 PRINTED 07/09/2026 BY SYS