BLOCK 25 LOT 3
ASKINS OCEAN CITY PB 0/51

ELLIOT SCHUYLER RICHMOND
1002 23RD ST N
JACKSONVILLE, FL 32250

2026

00-00-31-1040-0025-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

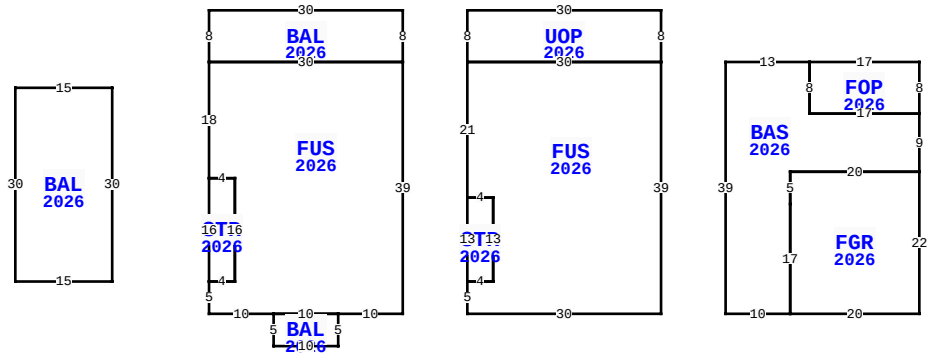
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 70
Frame	03	MASONRY 30
Stories	3.	3. 100
Quality	06	Quality Level 06
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	50	15	2026	8	5,202
BAL	240	15	2026	36	23,408
BAL	450	15	2026	68	44,214
BAS	594	100	2026	594	386,225
FGR	440	55	2026	242	157,351
FOP	136	30	2026	41	26,659
FUS	1,106	100	2026	1,106	719,132
FUS	1,118	100	2026	1,118	726,935
STR	52	10	2026	5	3,251
STR	64	10	2026	6	3,901
TOTALS	4,490			3,272	2,127,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	3,272	391.6935	650.21	2,127,487	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 0% - 2026 Heated Area: 2818 HX Base Yr



** This building has 11 Sub-Areas

1088 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	2,127,487
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	1,050,000
TOTAL MARKET VALUE	3,182,487
SOH/AGL Deduction	83,694
ASSESSED VALUE	3,098,793
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,098,793
TOTAL JUST VALUE	3,182,487
NCON VALUE	880,826
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	950,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222323	SFR T- 5130		07/21/2023
20190026	DEMOLITION	0	08/23/2019
20121945	H/AC	2,500	09/21/2012
20111806	REPLACE PART. DEC	4,500	10/10/2011
20062358	REPLACE METER CON	100	10/18/2006
20042242	RE-ROOF	3,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2255/0801	2/05/2019	PR	U	I	19	100
GRANTOR: LANGE GENE C PR OF EL						
GRANTEE: ELLIOT SCHUYLER RIC						
1273/1412	11/15/2004	WD	Q	I		920,000
GRANTOR: AULD LAND SYNE INC						
GRANTEE: ELLIOTT TIMOTHY						

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	0501	FP-AVERAGE	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2026	2025		100	5,000	

BUILDING DIMENSIONS

FUS=[YR=2026;LABEL=2nd;ORIG=70,50] N39 W30 S21 E4 S13 W4 S5 E30 $
FUS=[YR=2026;LABEL=3rd;ORIG=30,50] N39 W30 S18 E4 S16 W4 S5 E10 E10 E10 $
BAS=[YR=2026;ORIG=110,28] N9 W17 N8 W13 S39 E10 N17 N5 E20 $
BAL=[YR=2026;LABEL=rooftop;ORIG=-30,15] E15 S30 W15 N30 $
FGR=[YR=2026;ORIG=110,50] N22 W20 S5 S17 E20 $
UOP=[YR=2026;ORIG=40,11] E30 N8 W30 S8 $
BAL=[YR=2026;ORIG=0,11] E30 N8 W30 S8 $
FOP=[YR=2026;ORIG=93,11] E17 S8 W17 N8 $
STR=[YR=2026;ORIG=0,29] E4 S16 W4 N16 $
STR=[YR=2026;ORIG=40,32] E4 S13 W4 N13 $

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	000120	C	RES OCEAN	0	0006	R-1	50.00	70.00	50.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,050,000							

REVIEW DATE 07/17/2025 BY HS Total Acres: 0.00 Total Land Value: 1,050,000 Market: 0 Agricultural: 0 Common: 1,050,000 PRINTED 07/09/2026 BY SYS