

BLOCK 26 LOT 9 & S1/2 OF LOT 8
IN OR 2118/1976
ASKINS OCEAN CITY PB 0/51

WALSH RHONA LIVING TRUST/WALSH RHONA TRUSTEE
1048 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1040-0026-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	16	WD FR STUC 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 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	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
BAS	471	100	2008	471	68,629
FCP	532	25	2008	133	19,379
FGR	460	55	1993	253	36,865
FOP	55	30	2008	16	2,331
FUS	1,566	100	1993	1,566	228,181
UOP	32	20	1993	6	874
UOP	594	20	1993	119	17,340
UST	48	45	2008	22	3,205
TOTALS	3,758			2,586	376,805

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0416	DUNEWALKS	0	100	7	4		28.00	SF 30.00
3	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00
4	1242	WD DECK A	0	100	4	20		80.00	SF 10.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,586	102.7200	170.52	440,965	1987	1995	0	0	0	14.55
1 SFR CUST 100% - 2003											
Heated Area: 2037											
HX Base Yr 2003											
1048 S FLETCHER AVE, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/27/2026 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		376,805	
TOTAL MARKET OB/XF VALUE		3,336	
TOTAL LAND VALUE - MARKET		1,575,000	
TOTAL MARKET VALUE		1,955,141	
SOH/AGL Deduction		1,308,849	
ASSESSED VALUE		646,292	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		589,881	
TOTAL JUST VALUE		1,955,141	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,802,606	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111881	INSTALL EVES DRIP	750	10/19/2011
20070260	REPLACE FRONT STE	600	02/13/2007
20062265	REAR DECK & DUNEW	2,500	10/03/2006
20052986	REPIPE TO EXIST.F	2,000	11/09/2005
20040586	INSTALL TOILET&SI	2,000	03/25/2004
20033754	REPIPE TO EXIST.F	3,000	08/26/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2118/1976	4/26/2017	WD U	I	11	
GRANTOR: WALSH RHONA					
GRANTEE: RHONA WALSH LIVING					
0670/1065	11/18/1992	WD U	I		232,500
GRANTOR: TENKATE JAMES & S K					
GRANTEE: WALSH RICHARD & RHON					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FCP=[YR=2008] W20 BAS=[YR=2008] W34 S9 FGR=[YR=1993] S20 E23 FOP=[YR=2008] E11 N5 W11 S5\$ N20 W23\$ E23 S15 E11 N3 UST=[YR=2008] E6 N8 W6 S8\$ N21\$ S13 E6 S8 W6 S8 E20 N29\$ PTR= N20 FUS=[YR=1993] N29 UOP=[YR=1993] N11 E54 S11 W54\$ E54 S29 W20 UOP=[YR=1993] S4 W8 N4 E8\$ W34\$ S20\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	100	0006	R-1	75.00	70.00	75.00
TOTAL OB/XF 3,336									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
FF		1.00	1.00	1.00	21,000.00	21,000.00	1,575,000		