LOT 14
FERREIRAS REPLAT OF
FDNA BEACH #2 PB 3/54

NACHBAUER MATTHEW E
1125 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-126B-0014-0000

BUILDING CHARACTERISTICS

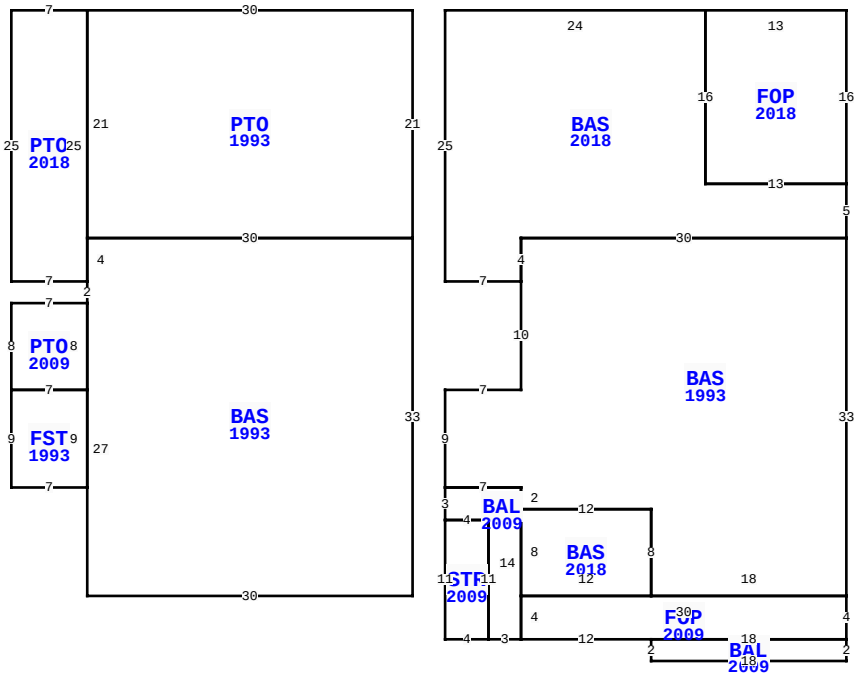
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	36	15	2009	5	702
BAL	54	15	2009	8	1,123
BAS	957	100	1993	957	134,312
BAS	990	100	1993	990	138,944
BAS	96	100	2018	96	13,473
BAS	597	100	2018	597	83,787
FOP	120	30	2009	36	5,053
FOP	208	30	2018	62	8,701
FST	63	55	1993	35	4,912
PTO	630	5	1993	32	4,491
TOTALS	4,026			2,834	397,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,834	118.4400	164.63	466,561	1957	1995	0	0	0	14.75	85.25

1 SNGL FAM 100% - 2015 Heated Area: 2640 HX Base Yr 2015



** This building has 13 Sub-Areas

1125 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2026 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		397,743
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		722,743
SOH/AGL Deduction		185,566
ASSESSED VALUE		537,177
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		485,766
TOTAL JUST VALUE		722,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		679,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170851	ADDITION	80,388	03/23/2017
20151906	DECK	2,000	08/01/2015
20150011	REMODEL	0	01/05/2015
20110540	ELEC OTHER	100	04/12/2011
20061952	REMODEL	2,300	08/22/2006
20052815	REPAIR/RRF	2,000	10/10/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2826/1992	7/20/2023	QC	U	I	11	100
GRANTOR: HAWTHORNE SARAH JANE						
GRANTEE: NACHBAUER MATTHEW E						
1951/1992	12/05/2014	PR	U	I	19	100
GRANTOR: HARDENBERGH DAVID P/R						
GRANTEE: SIMONDS JAMES AS GU						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W30 PTO=[YR=2018] W7 S25 E7 BAS=[YR=1993] S2 PTO=[YR=2009] W7 S8 FST=[YR=1993] S9E7 N9 W7 $E7 N8$S27 E30N33W30 S4$ N25$ S21 E30N21$ PTR=E40 FOP=[YR=2018] W13 BAS=[YR=2018] W24 S25 E7 BAS=[YR=1993] S10 W7 S9 BAL=[YR=2009] S3 STR=[YR=2009] S11E4N11W4 $E4S11E3N14W7$ E7S2 BAS=[YR=2018] S8 FOP=[YR=2009] S4E12 BAL=[YR=2009] S2E18 N2 W18$E18N4W30$ E12N8W12$ E12S8 E18N33 W30 S4$N4 E30 N5 W13 N16$ S16 E13 N16$ W40$.

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	000100	C	RES	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	325,000							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS