

STACKHOUSE JAMES R & ERIN E
728 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-134A-0085-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 2				Tax Dist:				
BUILDING MARKET VALUE				2,722,223				
TOTAL MARKET OB/XF VALUE				70,000				
TOTAL LAND VALUE - MARKET				1,200,000				
TOTAL MARKET VALUE				3,992,223				
SOH/AGL Deduction				0				
ASSESSED VALUE				3,992,223				
TOTAL EXEMPTION VALUE				0				
BASE TAXABLE VALUE				3,992,223				
TOTAL JUST VALUE				3,992,223				
NCON VALUE				2,792,223				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				1,175,000				
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
2023-0196							07/22/2025	
2023-0438		POOL/DECK			180,130		09/12/2023	
2023-0196		TTL7963 HTD5186			2,000,000		07/25/2023	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2474/1703		6/23/2021		WD	Q	V	01	1,100,000
GRANTOR: OCEAN VIEW HOLDINGS L								
GRANTEE: STACKHOUSE JAMES R								
2145/1842		8/01/2017		WD	U	V	11	100
GRANTOR: HARKINS FAMILY CORP E								
GRANTEE: MUELLER THOMAS								
BUILDING NOTES								
BUILDING DIMENSIONS								
FUS=[YR=2026;ORIG=210,50] W1 D2L2 W6 N2 W11 S2 W6 U2L2 W1 N36								
W1 N5 E8 N12 W8 N40 E30 S46 E1 D2R2 S5 D2L2 W1 S38 \$								
FUS=[YR=2026;ORIG=140,50] W21 N13 W8 N23 W1 N5 E8 N12 W8 N40								
E18 S19 E12 S74 \$								
BAS=[YR=2026;ORIG=79,-13] N16 W30 S43 E1 S13 E5 N4 E12 N3 N7								
W1 N13 W2 N13 E15 \$								
FGR=[YR=2026;ORIG=50,50] N23 E5 N4 E12 N3 E12 S30 W29 \$								
FST=[YR=2026;ORIG=79,20] N33 W15 S13 E2 S13 E1 S7 E12 \$								
FOP=[YR=2026;ORIG=49,-29] E30 N14 W30 S14 \$								
FSP=[YR=2026;ORIG=128,-43] E12 S19 W12 N19 \$								
FOP=[YR=2026;ORIG=111,37] E8 S13 W8 N13 \$								
STR=[YR=2026;ORIG=110,-3] E8 S12 W8 N12 \$								
ND LUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR
75,000								CONSRV
25,000								
Common: 1,200,000				PRINTED 07/09/2026 BY SYS				