

BLOCK 7 PT OF LOT 1 &
FRAC BLK 10 LOT 1
THE PARK SUB OR 385/43

SMITH JAMES R & ELIZABETH E
1525 NORTH FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1400-0007-0012



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	0800	MULTI-FAMILY

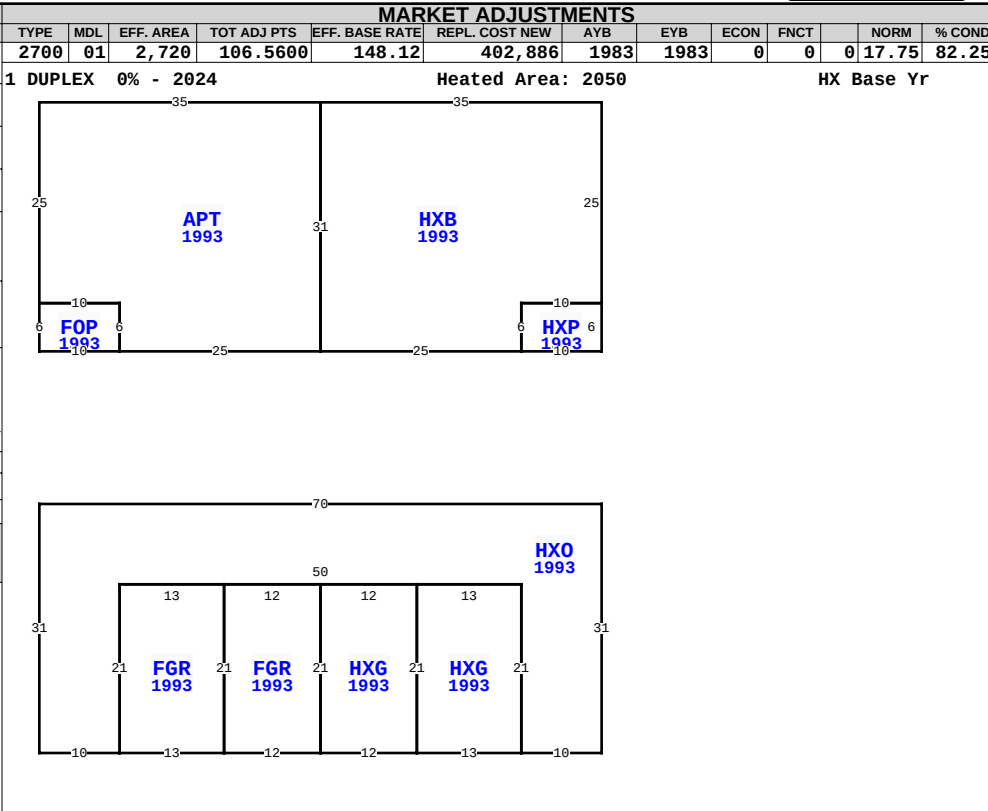
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1040.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,025	100	1993	1,025	124,874
FGR	252	55	1993	139	16,934
FGR	273	55	1993	150	18,274
FOP	60	30	1993	18	2,193
HXB	1,025	100	1993	1,025	124,874
HXG	252	55	1993	139	16,934
HXG	273	55	1993	150	18,274
HXO	1,120	5	1993	56	6,823
HXP	60	30	1993	18	2,193

TOTALS	4,340			2,720	331,374
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	1244	WD DECK EX	0	0	0	0	402.00	SF	23.13
3	1244	WD DECK EX	0	0	10	14	140.00	SF	23.13
4	1242	WD DECK A	0	0	15	3	45.00	SF	10.00
5	1242	WD DECK A	0	0	15	3	45.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0	0006	R-1	100.00	75.00	1.00



1522 LISA AVE, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
3,815									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		331,374	
TOTAL MARKET OB/XF VALUE		3,815	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		735,189	
SOH/AGL Deduction		0	
ASSESSED VALUE		735,189	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		735,189	
TOTAL JUST VALUE		735,189	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		725,390	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0751	REPLACE SIDING	17,000	12/14/2023
20033812	XFOB	1,000	09/12/2003
20033737	XFOB	2,000	08/25/2003
20012710	REPAIR/RRF	3,000	12/28/2001
97-10460	REPAIR/RRF	1,500	04/29/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2648/1757	6/20/2023	WD	Q	I	01
GRANTOR:MCCUIN TONI					
GRANTEE:SMITH JAMES R & ELI					
2312/0713	10/14/2019	WD	U	I	11
GRANTOR:MCCUIN TONI					
GRANTEE:MCCUIN JAMESON B &					

BUILDING NOTES									
BUILDING DIMENSIONS									
HXB=[YR=1993] W35 APT=[YR=1993] W35S25 FOP=[YR=1993] S6 E10 N6 W10 \$ E10 S6 E25 N31 \$ S31 E25 HXP=[YR=1993] E10 N6 W10 S6 \$ N6 E10N25\$ PTR= S50 HXO=[YR=1993] W70S31E10 FGR=[YR=1993] E13 FGR=[YR=1993] E12 HXG=[YR=1993] E12 HXG=[YR=1993] E13 N21 W13 S21 \$ N21 W12 S21 \$ N21 W13 S21\$N21E50S21E10N31\$ N50\$.									