LOT 13
MIRAMAR BEACH PB 2/61

TUTU PROPERTIES LLC
3200 SEVEN EAGLES
CHARLOTTE, NC 28210

2026

00-00-31-1460-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

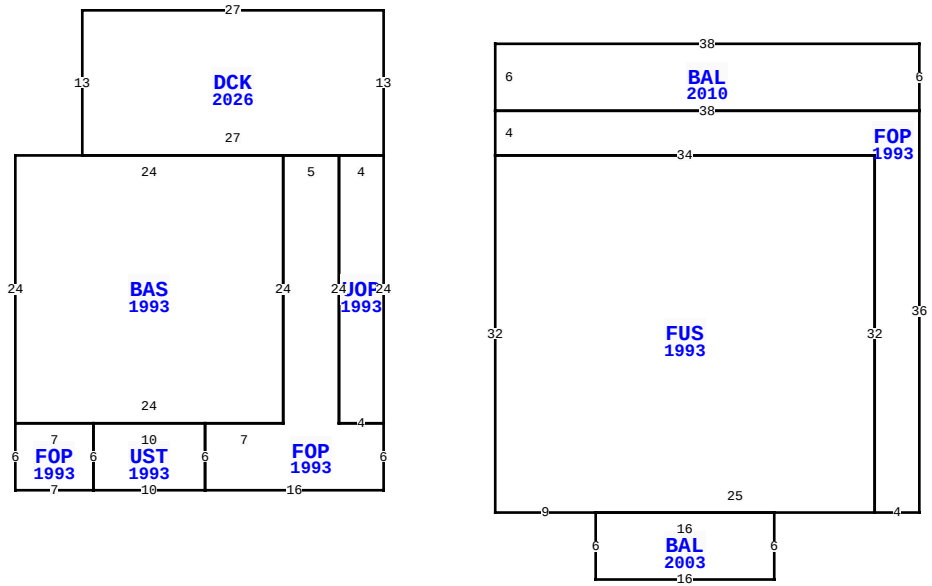
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	1.5	1.5 100
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
BAL	96	15	2003	14	1,679
BAL	228	15	2010	34	4,077
BAS	576	100	1993	576	69,064
DCK	351	10	2026	35	4,196
FOP	42	30	1993	13	1,559
FOP	216	30	1993	65	7,794
FOP	280	30	1993	84	10,072
FUS	1,088	100	1993	1,088	130,455
UOP	96	20	1993	19	2,278
UST	60	45	1993	27	3,237
TOTALS	3,033			1,955	234,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,955	105.8400	147.12	287,620	1978	1988	0	0	0	18.50	81.50

1 SNGL FAM 0% - 0 Heated Area: 1664 HX Base Yr



1482 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	234,410
TOTAL MARKET OB/XF VALUE	1,328
TOTAL LAND VALUE - MARKET	1,575,000
TOTAL MARKET VALUE	1,810,738
SOH/AGL Deduction	65,229
ASSESSED VALUE	1,745,509
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,745,509
TOTAL JUST VALUE	1,810,738
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,651,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100975	H/AC	3,000	06/10/2010
20033439	DECKS,RAILS,SIDIN	2,000	07/08/2003
20010764	REPLACE SIDING	1,000	04/24/2001
19991422	REROOF W/SHINGLES	2,000	10/21/1999
984637	REPLACE PORCH	0	12/10/1998
972005	UG METER CAN	0	09/08/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/0832	8/05/2020	WD	Q	I	01	1,162,500
GRANTOR: NIXON WILLIAM F JR						
GRANTEE: TUTU PROPERTIES LLC						
1879/1166	9/09/2013	WD	U	I	11	100
GRANTOR: 23 NORFOLK AVENUE LLC						
GRANTEE: NIXON WILLIAM F JR						

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
2	0820	WOOD WALK	0	0	13	7	91.00	SF	11.75	11.75	100	2003	2003	3	40	428	
3	0416	DUNEWALKS	0	0	50	3	150.00	SF	30.00	30.00	100	2003	2003	3	20	900	

BUILDING DIMENSIONS

FUS=[YR=1993;ORIG=10,0] S32 E9 E25 N32 W34 $
BAS=[YR=1993;ORIG=-9,0] W24 S24 E24 N24 $
FOP=[YR=1993;ORIG=10,-4] S4 E34 S32 E4 N36 W38 $
BAL=[YR=2010;ORIG=10,-10] S6 E38 N6 W38 $
FOP=[YR=1993;ORIG=-4,0] W5 S24 W7 S6 E16 N6 W4 N24 $
UOP=[YR=1993;ORIG=0,0] W4 S24 E4 N24 $
BAL=[YR=2003;ORIG=19,32] S6 E16 N6 W16 $
UST=[YR=1993;ORIG=-26,30] E10 N6 W10 S6 $
FOP=[YR=1993;ORIG=-33,24] S6 E7 N6 W7 $
PTR=[ORIG=0,0] E10 N10 S10 W10 $
DCK=[YR=2026;ORIG=-27,0] E27 N13 W27 S13 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,328

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	75.00	150.00	75.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,575,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,575,000 Market: 0 Agricultural: 0 Common: 1,575,000 PRINTED 07/09/2026 BY SYS