



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

Quality	04	Quality Level 04
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	884	100	2015	884	610,556
FGR	1,032	55	2015	568	392,303
FOP	54	30	2015	16	11,051
FOP	75	30	2015	22	15,195
FOP	117	30	2015	35	24,174
FOP	539	30	2015	162	111,890
FOP	575	30	2015	172	118,796
FST	36	55	2015	20	13,813
FUS	1,285	100	2015	1,285	887,518
FUS	2,210	100	2015	2,210	1,526,392
TOTALS	6,997			5,425	746,912

** This building has 13 Sub-Areas

1544 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

04/27/2026 MLU

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
1	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	3,840	
4	0416	DUNEWALKS	0	0	4	104	416.00	SF	15.00	15.00	100	1996	1996	3	20	1,248	
6	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2015	2015	04	90	45,000	
8	1242	WD DECK A	0	0	0	0	28.00	SF	10.00	10.00	100	2015	2015	3	60	168	
9	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2015	2015	3	100	10,200	

TOTAL OB/XF																	60,456
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	120.00	150.00	120.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	2,520,000							

TOTAL OB/XF																								
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
D	VALUATION BY		STANDARD
0	Tax Group: 2	Tax Dist:	
	BUILDING MARKET VALUE		3,746,912
	TOTAL MARKET OB/XF VALUE		60,456
	TOTAL LAND VALUE - MARKET		2,520,000
	TOTAL MARKET VALUE		6,327,368
	SOH/AGL Deduction		0
	ASSESSED VALUE		6,327,368
	TOTAL EXEMPTION VALUE		0
	BASE TAXABLE VALUE		6,327,368
	TOTAL JUST VALUE		6,327,368
	NCON VALUE		0
	INCOME VALUE		
	PREVIOUS YEAR MKT VALUE		5,927,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150166	SWIM POOL	36,000	01/27/2015
20140605	NEW CONSTR	1,200,320	03/28/2014
20140564	NEW CONSTR	0	03/25/2014
20140043	DEMOLITION	0	01/08/2014
20061985	REMODEL	2,675	08/25/2006
969757	NEW CONSTR	7,000	04/16/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2614/1067	1/19/2023	WD	Q	I	01
					SALE PRICE
					6,450,000

GRANTOR: ROBERTS THOMAS HUGH I
GRANTEE: LOVEY'S PROPERTY HO
2614/1065 12/21/2022 QC U I 11 100
GRANTOR: LOGAN-FLORIDA HOLDING
GRANTEE: ROBERTS THOMAS HUGH

BUILDING NOTES																								
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BUILDING DIMENSIONS
FOP=[YR=2015] W54 FGR=[YR=2015] W16 S40 E4 N2 E10 S2 E4 N2 E10 S2 E6 FOP=[YR=2015] E6 UOP=[YR=2015] S5 E15 N5 BAS=[YR=2015] E5 N10 PTO=[YR=2015] E10 N4 W10 S4\$ N22 W15 N3 W15 S1 W14 S7 E16 S9 FST=[YR=2015] W2 S9 E4 N9 W2\$ E2 S9 E6 S4 UST=[YR=2015] S5 E15 N5 W15\$ E15 S5\$ W15\$ N9 W6 S9\$ N9 W4 N9 E2 N9 W16 N13\$ S6 E14 N1 E15 S3 E15 S18 E10 N26\$ PTR=E15 FUS=[YR=2015] E16 FOP=[YR=2015] N4 E54 S12 W25 N3 W15 S1 W14 N6\$ S6 E14 N1 E15 S3 E25 S18 W9 S14 W5 FOP=[YR=2015] W15 S2 W6 N7 E21 S5\$ N5 W21 S5 W35 N40\$ W15 \$ PTR=E15 S70 FUS=[YR=2015] E5N5E9N6 FOP=[YR=2015] N5E15S5W15\$ E15S11E5N5 E4S5E6S17W5S10W5N2W4N3W5S6W10 N3W5S2W5N10W5N17\$ N70 W15\$.