

LOT 30
IN OR 1104/120 & OR 1105/692
IN OR 1204/1398

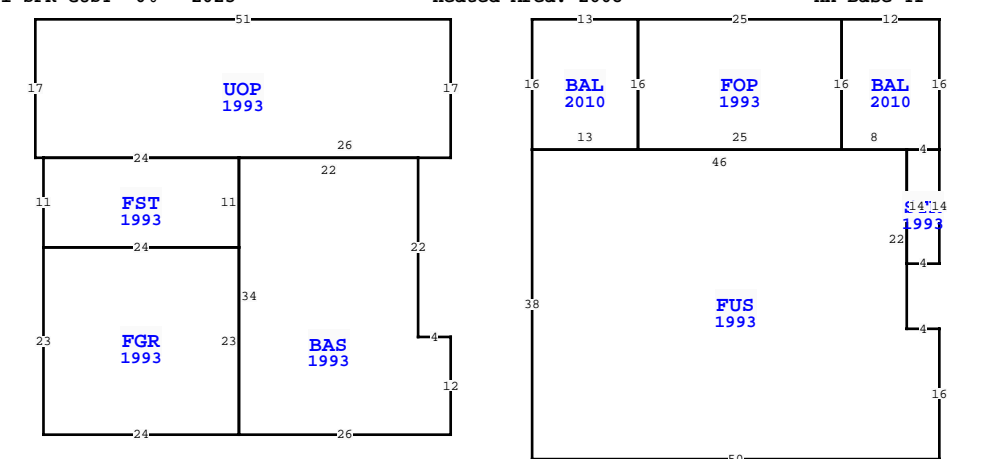
MDHC LLC
1121 MORVENWOOD ROAD
JACKSONVILLE, FL 32207

2026

00-00-31-1460-0030-0010

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,416	109.4800	181.74	620,824	1972	1995		0	0	19.75	80.25



QUALITY	CD	QUALITY LEVEL			
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	192	15	2010	29	4,229
BAL	208	15	2010	31	4,521
BAS	796	100	1993	796	116,094
FGR	552	55	1993	304	44,337
FOP	400	30	1993	120	17,502
FST	264	55	1993	145	21,147
FUS	1,812	100	1993	1,812	264,274
STR	56	10	1993	6	875
UOP	867	20	1993	173	25,231
TOTALS	5,147			3,416	498,211

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			498,211
TOTAL MARKET OB/XF VALUE			12,504
TOTAL LAND VALUE - MARKET			1,575,000
TOTAL MARKET VALUE			2,085,715
SOH/AGL Deduction			11,815
ASSESSED VALUE			2,073,900
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,073,900
TOTAL JUST VALUE			2,085,715
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,921,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081675	REPAIR/RRF	7,000	11/12/2008
20062228	XFOB	12,000	09/26/2006
20060335	REMODEL	4,000	02/14/2006
20060319	H/AC	3,000	02/09/2006
7489	REMODEL	10,250	01/11/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2559/0244	4/28/2022	SW	U	I	11	100
GRANTOR: RIDER CECILE B EVANS						
GRANTEE: MDHC LLC						
1204/1398	1/29/2004	WD	Q	I	01	100
GRANTOR: JONES MARILYN B EVANS						
GRANTEE: RIDER CECILE B E TR						

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
2	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	1980	1980	3	100	10,200	
5	0416	DUNEWALKS	0	0	160	4	640.00	SF	15.00	15.00	100	2007	2007	3	24	2,304	

TOTAL OB/XF													12,504						
1770 S FLETCHER AVE, FERNANDINA BEACH																			
BLD DATE													LGL DATE		04/27/2026			MLU	
XF DATE													LAND DATE						
INC DATE													AG DATE						

BUILDING NOTES																	

BUILDING DIMENSIONS																	
UOP=[YR=1993] W51 S17E1 FST=[YR=1993] S11 FGR=[YR=1993] S23 E24 N23 W24 \$ E24 N11 W24 \$ E24 BAS=[YR=1993] S34 E26 N12 W4 N22 W22\$ E26 N17 \$ PTR= E10 BAL=[YR=2010] E13 FOP=[YR=1993] E25 BAL=[YR=2010] E12 S16 STR=[YR=1993] S14W4 N14E4\$ W4 FUS=[YR=1993] S22E4 S16 W50 N38 E46 \$ W8 N16 \$ S16 W25 N16 \$ S16 W13 N16 \$ W10 \$.																	

LAND DESCRIPTION																								
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	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							