

LOT 37  
IN OR 1951/944  
ESMT OR 1503/959

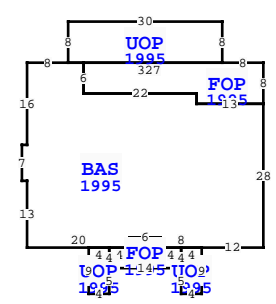
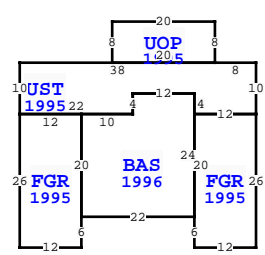
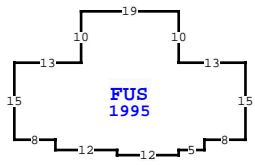
BELL NANCY E  
PO BOX 17225  
FERNANDINA BEACH, FL 32035

2026

00-00-31-1460-0037-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	13 STAND SEAM 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 70
Interior Floo	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	3. 3. 100
Units	0 100
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	3,552	128.1060	212.66	755,368	1995	1995		0	0	15.00	85.00		
1 SFR CUST 100% - 2016 Heated Area: 2838 HX Base Yr 2016														



Quality	05 Quality Level 05				
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	1,415	100	1995	1,415	255,777
BAS	488	100	1996	488	88,211
FGR	312	55	1995	172	31,091
FGR	312	55	1995	172	31,091
FOP	68	30	1995	20	3,615
FOP	236	30	1995	71	12,834
FUS	935	100	1995	935	169,011
UOP	36	20	1995	7	1,266
UOP	36	20	1995	7	1,266
UOP	160	20	1995	32	5,784
TOTALS	4,650			3,552	642,063

\*\* This building has 12 Sub-Areas

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026
INC DATE		AG DATE	MLU

1880 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	642,063		
TOTAL MARKET OB/XF VALUE	15,843		
TOTAL LAND VALUE - MARKET	1,575,000		
TOTAL MARKET VALUE	2,232,906		
SOH/AGL Deduction	1,054,645		
ASSESSED VALUE	1,178,261		
TOTAL EXEMPTION VALUE	HX HB WX 56,411		
BASE TAXABLE VALUE	1,121,850		
TOTAL JUST VALUE	2,232,906		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,030,596		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0226	PRIVATE PROVIDER	115,000	04/29/2026
2025-1441	PRIVATE PROVIDER	10,000	11/21/2025
ROFR-2025-0	REROOF CHANGE FRO	0	07/18/2025
20120316	METER CAN	1,200	02/29/2012
20110896	H/AC	3,000	06/06/2011
20090685	H/AC	2,700	06/02/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1951/0944	12/10/2014	WD	Q	I	01	1,300,000
GRANTOR: THE THREE J'S						
GRANTEE: BELL NANCY E						
1468/1238	12/29/2006	ML	Q	I	06	100
GRANTOR: THREE J'S PARTNERSHIP						
GRANTEE: MORRIS NANCY BROWN						

BUILDING NOTES	

BUILDING DIMENSIONS	
UST=[YR=1995] W8 UOP=[YR=1995] N8 W20 S8 E20 \$ W38 S10	
FGR=[YR=1995] S26 E12 N6 BAS=[YR=1996] E22 FGR=[YR=1995] S6	
E12 N26 W12 S20 \$ N24 W12 S4 W10 S20 \$ N20 W12 \$ E22 N4 E12	
S4 E12 N10 \$ PTR= E15 BAS=[YR=1995] E8 UOP=[YR=1995] N8 E30	
S8 FOP=[YR=1995] E8 S8 W13 N2 W22 N6 E27 \$ W30 \$ E3 S6 E22 S2	
E13 S28 W12 UOP=[YR=1995] S9 W4 N5 FOP=[YR=1995] W14	
UOP=[YR=1995] S5 W4 N9 E4 S4 \$ N4 E4 N2 E6 S2 E 4 S4 \$ N4 E4	
\$ W8 N2 W6 S2 W20 N13 W1 N7 E1 N16 \$ W15 \$ PTR= W70	
FUS=[YR=1995] W13 N10 W19 S10 W13 S15 E8 S2 E12 S1 E12 N1 E5	
N2 E8 N15 \$ E70 \$ .	

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
1	0409	ELEVATOR R	0	100	0	1.00	UT	15,300.00	15,300.00	91	1995	1995	3	91	13,923	
3	0416	DUNEWALKS	0	100	0	640.00	SF	15.00	15.00	100	1995	1995	3	20	1,920	
TOTAL OB/XF 15,843																

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	100	0006	R-1	75.00	200.00	75.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,575,000							