

LOT 81
IN OR 2167/1288
MIRAMAR BEACH PB 2/61

PALMER MARY ANN REV TRUST/PALMER MARY ANN TRUSTEE
1450 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1460-0081-0000



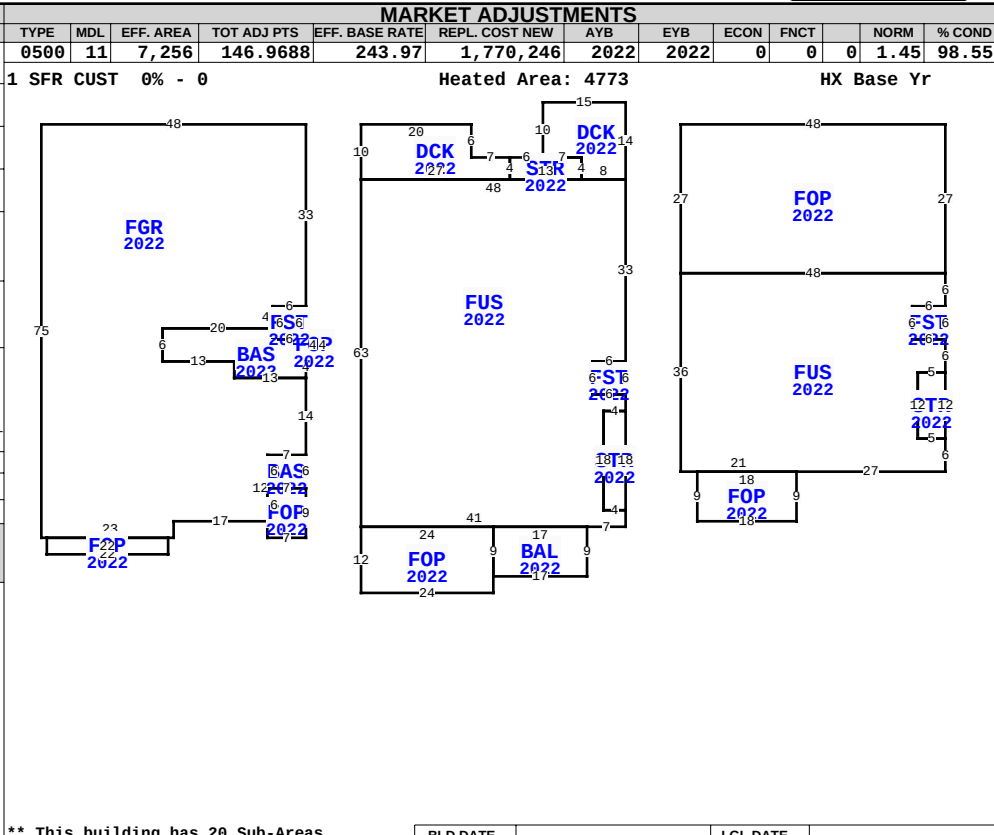
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5	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	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	153	15	2022	23	5,530
BAS	42	100	2022	42	10,098
BAS	183	100	2022	183	44,000
DCK	182	10	2022	18	4,327
DCK	228	10	2022	23	5,530
FGR	3,225	55	2022	1,774	426,527
FOP	12	30	2022	4	962
FOP	63	30	2022	19	4,568
FOP	66	30	2022	20	4,808
FOP	162	30	2022	49	11,782
TOTALS	10,740			7,256	744,577

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
3	0501	FP-AVERAGE
4	0410	ELEVATOR

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



** This building has 20 Sub-Areas	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE
1449 S FLETCHER AVE, FERNANDINA BEACH	04/27/2026	MLU

TOTAL OB/XF		
L N	USE CODE	CLS
1	000100	C

NASSAU COUNTY PROPERTY		
PAGE 1 of 1		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	1,744,577	
TOTAL MARKET OB/XF VALUE	14,950	
TOTAL LAND VALUE - MARKET	612,000	
TOTAL MARKET VALUE	2,371,527	
SOH/AGL Deduction	0	
ASSESSED VALUE	2,371,527	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	2,371,527	
TOTAL JUST VALUE	2,371,527	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	2,237,076	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200570	NEW CONSTR	0	11/05/2020

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2167/1288	1/03/2018	WD Q V
GRANTOR: BLACK DAVID CLIFTON &		
GRANTEE: PALMER MARY ANN REV		
2059/0696	7/18/2016	WD Q V
GRANTOR: STURGES DAVID K JR ET		
GRANTEE: BLACK DAVID CLIFTON		

BUILDING NOTES		
FGR=[YR=2022] W48 S75 E1 FOP=[YR=2022] S3 E22 N3 W22\$ E23 N3 E17 FOP=[YR=2022] S3 E7 N9 BAS=[YR=2022] N6W7 S6E7\$ W7 S6\$ N12 E7 N14 BAS=[YR=2022] N4 FOP=[YR=2022] E3N4W3S4\$ N3 FST=[YR=2022] N6W6S6E6\$ W6N2 W20 S6 E13 S3 E13\$ W13 N3 W13 N6 E20 N4 E6 N33\$ PTR=E10 DCK=[YR=2022] E20 S6 E7 STR=[YR=2022] E6 DCK=[YR=2022] N10 E15 S14 FUS=[YR=2022] S33 FST=[YR=2022] S6W6N6E6\$ W6S6E6 S3 STR=[YR=2022] S18 W4 N18 E4\$ W4 S18 E4 S3 W7 BAL=[YR=2022] S9W17 FOP=[YR=2022] S3 W24 N12 E24 S9\$ N9 E17\$ W41 N63 E48\$ W8N4W7\$ E7S4 W13N4\$ S4W27N10\$ W10\$ PTR=E68 FOP=[YR=2022] E48 S27 FUS=[YR=2022] S6 FST=[YR=2022] S6W6N6E6\$ W6S6E6 S6 STR=[YR=2022] S12 W5 N12 E5\$ W5 S12 E5 S6 W27 FOP=[YR=2022] S9W18N9E18\$ W21 N36 E48\$ W48 N27\$ W68\$.		