

BLK 160 LOTS 2, 21, 23, 24, 25, 26,
28, 29, 30, 31 & 32
IN OR 855/328, OR 869/1025 &

TIPTON JAMES D & JUDY A L/E/
424 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0160-0210



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 70
Exterior Wall	20 FACE BRICK 30
Roof Structure	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	22 100
Frame	05 STEEL 100
Story Height	12 100
RMS	18 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	1600 COMMUNITY SHOPPING

MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1095.00
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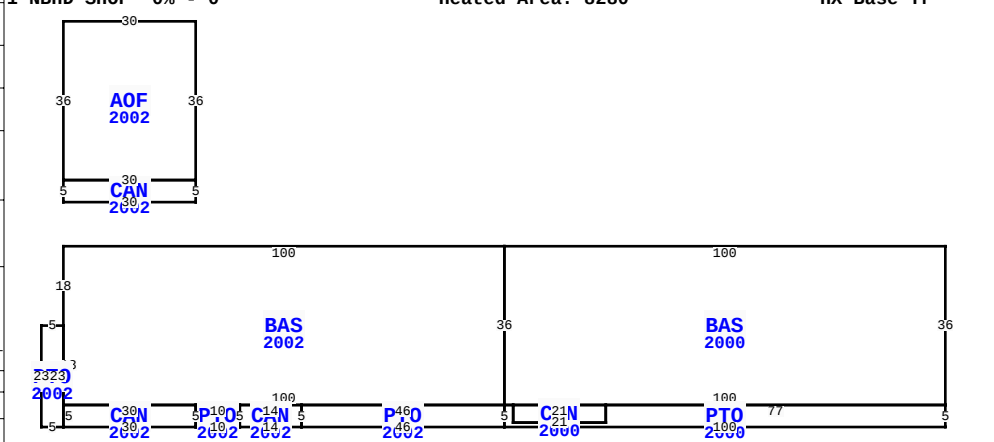
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,080	100	2002	1,080	80,386
BAS	3,600	100	2000	3,600	267,955
BAS	3,600	100	2002	3,600	267,955
CAN	84	30	2000	25	1,861
CAN	70	30	2002	21	1,563
CAN	150	30	2002	45	3,350
CAN	150	30	2002	45	3,350
PTO	416	5	2000	21	1,563
PTO	50	5	2002	2	149
PTO	115	5	2002	6	447
TOTALS	9,545			8,457	629,471

EXTRA FEATURES	
L N	OB/XF CODE

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	0803	ASPHALT C	0	0	0	0	4,063.00	SF	2.00	2.00	100	2002	2002	3	50	4,063	
2	0810	CONCRETE A	0	0	18	3	54.00	SF	6.50	6.50	100	2002	2002	3	79	277	
3	0810	CONCRETE A	0	0	27	4	108.00	SF	6.50	6.50	100	2002	2002	3	79	555	
4	1242	WD DECK A	0	0	22	3	66.00	SF	10.00	10.00	100	2002	2002	3	20	132	
5	0920	CWALL-WD/M	0	0	0	0	84.00	LF	390.00	390.00	100	2002	2002	3	20	6,552	
6	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	2003	2003	3	85	191	
7	0646	LWN SPRK H	0	0	0	0	46.00	UT	3.00	3.00	100	2003	2003	3	85	117	
8	0855	CONC PAVER	0	0	0	0	141.00	SF	5.00	5.00	100	2003	2003	3	80	564	
9	0855	CONC PAVER	0	0	0	0	144.00	SF	10.00	10.00	100	2009	2009	3	88	1,267	
10	0097	AWNING CN	0	0	0	0	8.00	SF	65.00	65.00	100	2006	2006	3	40	208	

LAND DESCRIPTION	
L N	USE CODE
1	001610
2	000100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1 NBHD SHOP	04	8,457	108.5040	120.44	1,018,561	2001	2001	0	10	0 28.20	61.80



** This building has 11 Sub-Areas
809 S 8TH ST, FERNANDINA BEACH

BLD DATE	11/25/2020	KK	LGL DATE	
XF DATE	11/25/2020	KK	LAND DATE	04/24/2026
INC DATE	05/14/2026	DC	AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY		DIRECT_CAP	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			1,744,676
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			1,744,676
SOH/AGL Deduction			706,185
ASSESSED VALUE			1,038,491
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,038,491
TOTAL JUST VALUE			1,744,676
NCON VALUE			0
INCOME VALUE			1744676
PREVIOUS YEAR MKT VALUE			1,468,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200133	REPAIR/RRF	6,500	11/30/2020
20200080	REMODEL	4,000	08/10/2020
20151804	SIGN	300	08/03/2015
20151538	SIGN	368	07/01/2015
20142185	SIGN	80	10/09/2014
20120183	REPLACE ENTRY D00	5,834	02/02/2012

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2548/0646	3/16/2022	LE U I	11
GRANTOR: TIPTON JAMES D & JUDY			
GRANTEE: TAYLOR JAYME ANN &			
0893/1273	8/02/1999	QC U V	16
GRANTOR: STATE OF FLORIDA			
GRANTEE: TIPTON JAMES D & JU			

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2000] W100 BAS=[YR=2002] W100 S18 PTO=[YR=2002] W5 S23 E5 CAN=[YR=2002] E30 PTO=[YR=2002] E10 CAN=[YR=2002] E14 PTO=[YR=2002] E46 PTO=[YR=2000] E100 N5 W77 CAN=[YR=2000] W21 S4 E21 N4\$ S4 W21 N4 W2 S5 \$ N5 W46 S5\$ N5 W14 S5\$ N5 W10 S5\$ N5 W30 S5\$ N23\$ S18 E100 N36\$ S36 E100 N36\$ PTR= W200 N10 CAN=[YR=2002] N5 AOF=[YR=2002] N36 E30 S36 W30\$ E30 S5 W30\$ S10 E200\$.	

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