

BLOCK 6 S1/2 OF LOT 3
IN OR 1731/646
INTERLACHEN-BY-THE-SEA PB 5/21

LANGLEY CHARLES G &/HILL WENDY J
1411 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1400-0006-0032



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2														
Exterior Wall	20	FACE BRICK 70	0900	01	2,706	120.7584	143.40	388,040	1990	2000	0	0	14.85	85.15	VALUATION BY STANDARD														
Exterior Wall	21	STONE 30	1 SNGL FAM - 100% - 2012												Heated Area: 1900														
Roof Structure	03	GABLE/HIP 100													HX Base Yr 2012														
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	11	CLAY TILE 70																											
Interior Floor	14	CARPET 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	2	100																											
Frame	07	SPECIAL 100																											
Stories	3.	100																											
Units	0	100																											
Occupancy	00	NONE 100																											
Quality			04	Quality Level 04																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM			MKT AREA 01																										
NEIGHBORHOOD/LOC			1056.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAL	56	15	8	977																									
BAL	870	15	130	15,874																									
BAS	1,054	100	1,054	128,699																									
FST	77	55	42	5,129																									
FUS	846	100	846	103,301																									
STR	64	10	6	732																									
STR	64	10	6	732																									
UGR	977	45	440	53,726																									
UOP	870	20	174	21,247																									
TOTALS	4,878		2,706	330,416																									
EXTRA FEATURES				1411 N FLETCHER AVE, FERNANDINA BEACH																									
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450													
2	0855	CONC PAVER	0	100	0	0	1,588.00	SF	7.00	7.00	100	2013	2013	3	95	10,560													
6	1241	WD DECK G	0	100	4	9	36.00	UT	15.53	15.53	100	2003	2003	3	36	201													
7	1242	WD DECK A	0	100	11	5	55.00	SF	10.50	10.50	100	2005	2005	3	27	156													
8	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2003	2003	3	36	13,770													
9	0855	CONC PAVER	0	100	0	0	650.00	SF	7.00	7.00	100	2013	2013	3	95	4,323													
10	0100	BAR-B-Q	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	22	220													
11	0875	HOT TUB	0	100	0	0	1.00	UT	2,400.00	2,400.00	100	2003	2003	3	22	528													
TOTAL OB/XF 32,208																													
LAND DESCRIPTION																													
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													
1	000100	C	SFR	100	0006	R-1	50.00	140.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00													
LAND VALUE 450,000																													
OTHER ADJUSTMENTS AND NOTES																													
YEAR DENSITY DECL FRZ YR CONSRV																													
REVIEW DATE 01/26/2017 BY DJ																													
Total Acres: 0.00																													
Total Land Value: 450,000																													
Market: 0																													
Agricultural: 0																													
Common: 450,000																													
PRINTED 08/02/2023 BY SYS																													