BLOCK 7 E75 FT OF LOT 1
IN OR 1218/345 & OR 1636/968
INTERLACHEN BY THE SEA PB 5/21

HAMILTON HOLLY L
1521 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1400-0007-0011

BUILDING CHARACTERISTICS

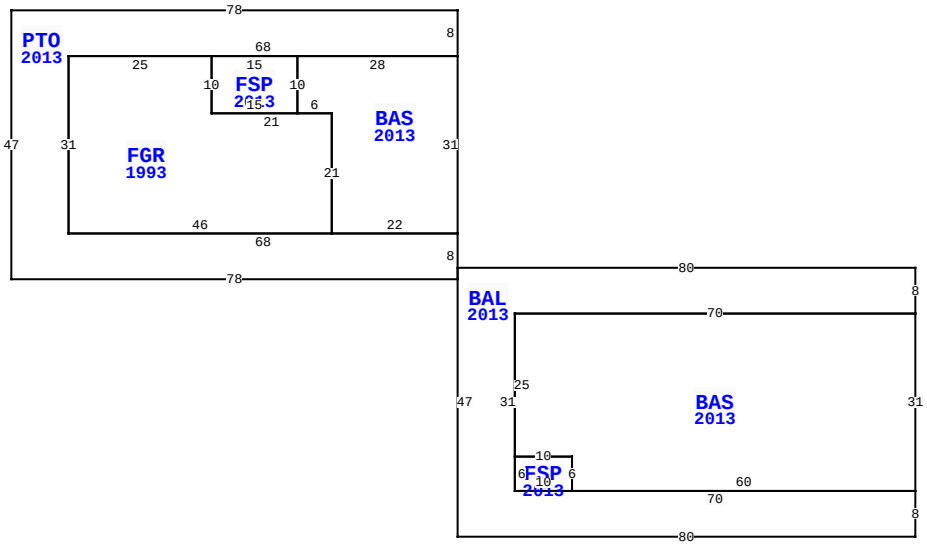
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,590	15	238	20,242
BAS	742	100	742	63,108
BAS	2,110	100	2,110	179,459
FGR	1,216	55	669	56,900
FSP	60	40	24	2,041
FSP	150	40	60	5,103
PTO	1,558	5	78	6,634
TOTALS	7,426		3,921	333,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,921	105.3000	95.03	372,613	1982	2000	0	0	0	10.50	89.50

1 SINGLE FAM – 100% - 2005 Heated Area: 2852 HX Base Yr 2005



1521 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		333,489
TOTAL MARKET OB/XF VALUE		6,560
TOTAL LAND VALUE - MARKET		540,000
TOTAL MARKET VALUE		880,049
SOH/AGL Deduction		437,110
ASSESSED VALUE		442,939
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		392,939
TOTAL JUST VALUE		880,049
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		758,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131481	NEW CONSTR	1,000	06/26/2013
20131246	H/AC	8,598	06/04/2013
20130426	REPAIR STORM DAMA	100,000	01/03/2013
20121647	REPAIR/RRF	5,000	08/13/2012
20120399	REMODEL	4,850	03/09/2012
20011826	MECH OTHER	0	08/09/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1636/0968	8/20/2009	QC	U	I	11	159,500
GRANTOR: SHAVER STEFANIE L						
GRANTEE: HAMILTON HOLLY L						
1218/0345	3/26/2004	WD	Q	I		440,000
GRANTOR: WILLIAMS J ERNEST						
GRANTEE: SHAVER STEFANIE L &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2013] W78 S47 E78 N8 BAS=[YR=2013] N31 W28
FSP=[YR=2013] W15 FGR=[YR=1993] W25 S31 E46 N21 W21 N10$ S10
E15 N10$ S10 E6 S21 E22$ W68 N31 E68 N8$ PTR=S45
BAL=[YR=2013] E80S8 BAS=[YR=2013] S31 W60 FSP=[YR=2013] W10
N6 E10 S6$ N6 W10 N25 E70$ W70 S31 E70 S8 W80 N47$N45$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	0	0	1,058.00	SF	6.50	6.50	100	1983	1983	3	44	3,026	
2	0810	CONCRETE A	0	100	0	0	116.00	SF	6.50	6.50	100	1983	1983	3	44	332	
4	0476	VF 6 SBPL	0	100	0	0	115.00	LF	32.00	32.00	100	2013	2013	3	87	3,202	

LAND DESCRIPTION

TOTAL OB/XF 6,560

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		R-1	100.00	75.00	100.00	FF		1.00	1.00	0.60	9,000.00	5,400.00	540,000							

REVIEW DATE 11/15/2018 BY DJX Total Acres: 0.00 Total Land Value: 540,000 Market: 0 Agricultural: 0 Common: 540,000 PRINTED 08/02/2023 BY SYS