BLOCK 7 S1/2 OF LOT 3
IN OR 1965/330
INTERLACHEN BY THE SEA PB 5/21

WEATHERS BEVERLY
P O BOX 17082
FERNANDINA BEACH, FL 32035

2023

00-00-31-1400-0007-0032

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	05	Quality Level 05

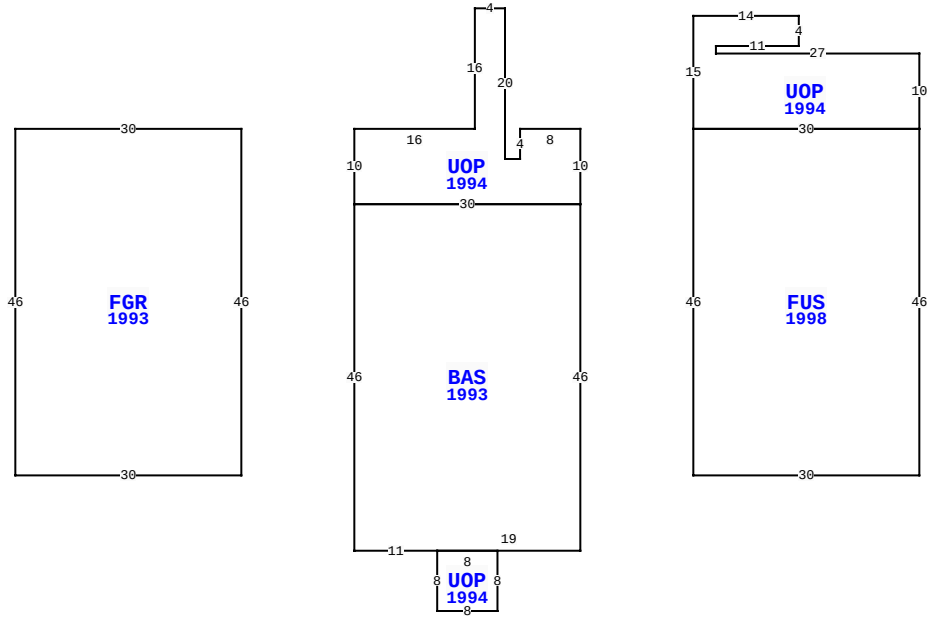
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1056.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	265,570
FGR	1,380	55	759	146,063
FUS	1,380	100	1,380	265,570
UOP	64	20	13	2,502
UOP	356	20	71	13,663
UOP	359	20	72	13,856
TOTALS	4,919		3,675	707,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,675	144.4320	205.82	756,388	1986	2009	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2020 Heated Area: 2760 HX Base Yr 2020



1531 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	09/17/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		707,223
TOTAL MARKET OB/XF VALUE		12,782
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,170,005
SOH/AGL Deduction		338,018
ASSESSED VALUE		831,987
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		781,987
TOTAL JUST VALUE		1,170,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		985,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131000	200 AMP METER REP	0	05/07/2013
20130524	REPLACE STUCCO 3	0	03/08/2013
20122300	REPLACE SIDING	8,800	11/09/2012
20122157	SLIDE DOORS & STU	22,700	10/18/2012
20121208	4'BLACK ALUM.FEN	0	06/20/2012
20120122	REPLACE WATER HEA	500	01/24/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1965/0330	2/26/2015	WD	Q	I	02	875,000
GRANTOR: GAW ISABEL O'B						
GRANTEE: WEATHERS BEVERLY						
0543/0542	5/17/1988	WD	U	I		128,000
GRANTOR: ELDRIDGE FRANK JR						
GRANTEE: GAW E R						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1994] W8 S4 W2 N20 W4 S16 W16 S10 BAS=[YR=1993] S46 E11 UOP=[YR=1994] S8 E8 N8 W8$ E19 N46 W30$ E30 N10$ PTR=W45 FGR=[YR=1993] W30 S46 E30 N46 $ E45 $ PTR= E15 UOP=[YR=1994] N15 E14 S4 W11 S1 E27 S10 FUS=[YR=1998] S46W30 N46 E30 $ W30$ W15 $.

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	1,913.00	SF	6.50	6.50	100	1986	1986	3	52	6,466	
2	0810	CONCRETE A	0	100	5	4	20.00	SF	6.50	6.50	100	1986	1986	3	52	68	
3	0462	ST/AL FNC	0	100	0	0	880.00	SF	10.00	10.00	100	2012	2012	3	71	6,248	

LAND DESCRIPTION

TOTAL OB/XF 12,782

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	0006	R-1	50.00	150.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	450,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS