BLOCK 7 LOT 4
INTERLACHEN-BY-THE-SEA PB 5/21

CLARKE LINDA P L/E/
1535 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1400-0007-0040

BUILDING CHARACTERISTICS

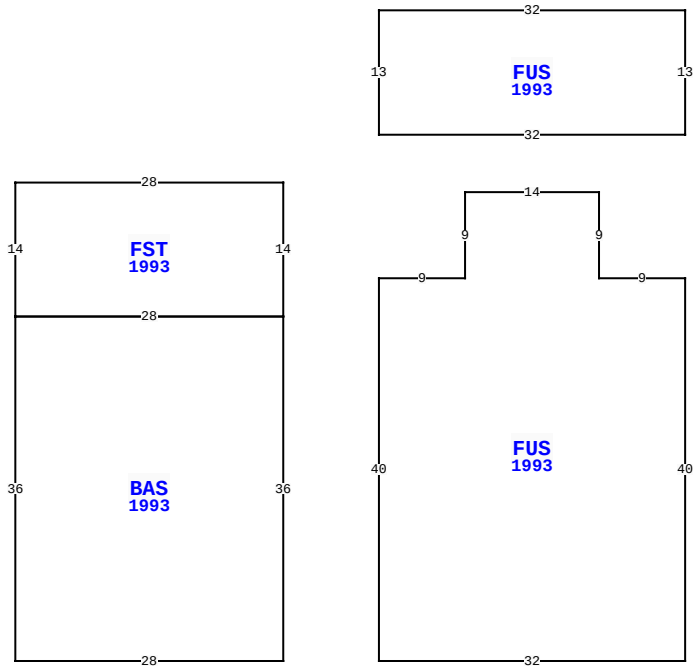
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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
BAS	1,008	100	1,008	133,928
FST	392	55	216	28,699
FUS	416	100	416	55,272
FUS	1,406	100	1,406	186,807
TOTALS	3,222		3,046	404,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,046	107.4192	153.07	466,251	1976	1995	0	0	0	13.20	86.80

1 SFR CUST – 100% - 2001 Heated Area: 2830 HX Base Yr 2001



1535 N FLETCHER AV, FERNANDINA BEACH

BLD DATE	11/18/2014 DJ	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		404,706
TOTAL MARKET OB/XF VALUE		23,383
TOTAL LAND VALUE - MARKET		900,000
TOTAL MARKET VALUE		1,328,089
SOH/AGL Deduction		791,000
ASSESSED VALUE		537,089
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		482,089
TOTAL JUST VALUE		1,328,089
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,078,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091027	REPAIR/RRF	600	08/04/2009
20081231	REMODEL	7,000	08/01/2008
20070265	REPAIR/RRF	5,000	02/13/2007
20041519	REPAIR/RRF	1,000	08/20/2004
20040888	REMODEL	2,000	05/12/2004
20033586	REMODEL	4,000	07/30/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2282/0170	6/11/2019	LE	U	I	11	100
GRANTOR: CLARKE LINDA P						
GRANTEE: CLARKE COLBY R						
1926/1867	7/02/2014	QC	U	I	11	100
GRANTOR: CLARKE ALEXANDER M &						
GRANTEE: CLARKE ALEXANDER M						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W28 S14 BAS=[YR=1993] S36 E28 N36 W28 $ E28 N14 $ PTR= E10S10 FUS=[YR=1993] E9 N9 E14 S9 E9 S40 W32 N40 $N10W10 $PTR= E10 N5FUS=[YR=1993] N13 E32 S13 W32 $ W10 S5$.

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	2,210.00	SF	6.50	6.50	100	1981	1981	3	38	5,459	
2	0511	GARAGE CB-	0	100	20	22	440.00	SF	40.00	40.00	100	1981	1981	3	38	6,688	
3	0810	CONCRETE A	0	100	6	7	42.00	SF	6.50	6.50	100	1985	1985	3	49.5	135	
4	0810	CONCRETE A	0	100	0	0	96.00	SF	6.50	6.50	100	1976	1976	3	28	175	
5	0810	CONCRETE A	0	100	12	40	480.00	SF	6.50	6.50	100	1976	1976	3	28	874	
6	0810	CONCRETE A	0	100	0	0	241.00	SF	6.50	6.50	100	1993	1993	3	68	1,065	
8	1075	TRELLIS G	0	100	10	40	400.00	SF	35.00	35.00	100	1997	1997	3	26	3,640	
9	1241	WD DECK G	0	100	0	0	760.00	UT	23.00	23.00	100	1997	1997	3	26	4,545	
10	1241	WD DECK G	0	100	5	21	105.00	UT	11.50	11.50	100	1997	1997	3	26	314	
11	0810	CONCRETE A	0	100	0	0	100.00	SF	6.50	6.50	100	1997	1997	3	75	488	

TOTAL OB/XF 23,383

LAND DESCRIPTION

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-1A	100.00	150.00	100.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	900,000							

REVIEW DATE 10/08/2019 BY DJA Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 08/02/2023 BY SYS