

BLOCK 7A LOT 10
IN OR 2217/1888
INTERLACHEN-BY-THE-SEA-REPLAT

BUTLER JEFFREY M &/CECIL BRYANT
1623 NORTH FLETCHER AVE N A&B
FERNANDINA BEACH, FL 32034

2023

00-00-31-1401-007A-0100



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	5 100
Frame	07 SPECIAL 100
Stories	3. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality 05 Quality Level 05

DOR CODE 0800 MULTI-FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1056.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	553	100	553	79,725
APT	609	100	609	87,799
FCP	461	25	115	16,579
FOP	56	30	17	2,451
FST	148	55	81	11,678
HXB	553	100	553	79,725
HXB	609	100	609	87,799
HXC	461	25	115	16,579
HXP	56	30	17	2,451
HXU	148	55	81	11,678
TOTALS	3,654		2,750	396,464

EXTRA FEATURES

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
3	1241	WD DECK G	0	0	5	21	105.00	UT	15.53	15.53	100	2004	2004	3	40	652	
4	1241	WD DECK G	0	0	5	21	105.00	UT	15.53	15.53	100	2004	2004	3	40	652	
5	0811	CONCRETE B	1	0	0	0	2,055.00	SF	5.20	5.20	100	2023	2023		100	10,686	
6	0855	CONC PAVER	1	0	0	0	403.00	SF	10.00	10.00	100	2023	2023		100	4,030	

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0	0006	R-1	108.00	135.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	2,750	129.9936	155.02	426,305	1982	2007	0	0	7.00	93.00
1 DUPLEX - 0% - 0 Heated Area: 2324 HX Base Yr											

1623 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		396,464
TOTAL MARKET OB/XF VALUE		16,020
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		862,484
SOH/AGL Deduction		82,905
ASSESSED VALUE		779,579
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		779,579
TOTAL JUST VALUE		862,484
NCON VALUE		28,510
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		803,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111177	H/AC	1,500	07/19/2011
20041294	XFOB	2,000	07/15/2004
20033752	REMODEL	2,000	08/26/2003
20012583	REPAIR/RRF	2,000	11/30/2001
6002	REPAIR/RRF	6,800	05/30/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2217/1888	8/15/2018	WD	Q	I	01
GRANTOR: KUSHEQUA PARTNERS L P					
GRANTEE: BUTLER JEFFREY M &					
1370/1888	12/02/2005	TD	Q	I	
GRANTOR: DEW MARGURETTE FAYE L					
GRANTEE: KUSHEQUA PARTNERS L					

BUILDING NOTES

BUILDING DIMENSIONS
FST=[YR=1993] W8 FCP=[YR=1993] W13 HXC=[YR=1993] W13
HXU=[YR=1993] W8 S15 E4 S7 E4 N22 \$ S22 W4 N7 W4 S14 E21 N29
\$ S29 E21 N14 W4 S7 W4 N22 \$ S22 E4 N7 E4 N15 \$ PTR= E15
HXB=[YR=1993] E21 APT=[YR=1993] E21 S8 FOP=[YR=1993] W4
S14 E4 N14 \$ W4 S14 E4 S7 W21 N29 \$ S29 W21 N7 HXP=[YR=1993]
E4 N14 W4 S14 \$ E4 N14 W4 N8 \$ W15 \$ PTR= N15 APT=[YR=1993]
N29 W21 HXB=[YR=1993] W21 S29 E21 N29 \$ S29 E21 \$ S15 \$.