

BLOCK 7A LOT 12
IN OR 2252/1957
INTERLACHEN-BY-THE-SEA-REPLAT

PURKO PETER MICHAEL & KELLY ANNE
1655 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1401-007A-0120



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	23	REINF CONC 100	0900	11	3,764	142.6464	169.39	637,584	2007	2007	0	0	0	7.50	92.50	VALUATION BY STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2021														Heated Area: 2724												HX Base Yr 2021											
Roof Cover	03	COMP SHNGL 100																																						
Interior Wall	05	DRYWALL 100																																						
Interior Floo	15	HARDTILE 60																																						
Interior Floo	14	CARPET 40																																						
Air Condition	03	CENTRAL 100																																						
Heating Type	04	AIR DUCTED 100																																						
Bedrooms		3 100																																						
Bathrooms		3.5 100																																						
Frame	04	REIN CONC 100																																						
Stories	3.	3. 100																																						
Units		0 100																																						
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	288	15	43	6,738																																				
BAS	224	100	224	35,097																																				
FEP	196	80	157	24,599																																				
FGR	544	55	299	46,849																																				
FOP	240	30	72	11,281																																				
FOP	240	30	72	11,281																																				
FOP	528	30	158	24,757																																				
FST	20	55	11	1,723																																				
FST	48	55	26	4,074																																				
FST	336	55	185	28,987																																				
TOTALS			5,429	3,764	589,765	** This building has 14 Sub-Areas																																		
EXTRA FEATURES			1655 N FLETCHER AVE, FERNANDINA BEACH													BLD DATE 08/30/2013 KK LGL DATE																								
																KF DATE																								
																INC DATE																								
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																							
2	1130	REINFR	6	0	100	70	6	420.00	SF	8.63	100	2007	2007	3	97	3,514																								
3	0810	CONCRETE A	0	100	55	22	1,210.00	SF	6.50	6.50	100	2007	2007	3	89	7,000																								
4	0810	CONCRETE A	0	100	10	6	60.00	SF	6.50	6.50	100	2007	2007	3	89	347																								
5	1242	WD DECK A	0	100	3	7	21.00	SF	15.00	15.00	100	2007	2007	3	35	110																								
6	0861	POOL GUNIT	0	100	0	0	648.00	SF	85.00	85.00	100	2022	2022	3	100	55,080																								
7	0855	CONC PAVER	0	100	0	0	1,803.00	SF	10.00	10.00	100	2022	2022	3	100	18,030																								
8	0476	VF 6 SBPL	0	100	0	0	264.00	LF	32.00	32.00	100	2022	2022	3	100	8,448																								
TOTAL OB/XF 92,529																																								
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																							
1	000100	C	SFR	100			75.00	155.00	75.00	FF		1.00	1.00	0.80	9,000.00	7,200.00	540,000																							
REVIEW DATE 07/25/2022 BY DJ Total Acres: 0.00 Total Land Value: 540,000 Market: 0 Agricultural: 0 Common: 540,000 PRINTED 08/02/2023 BY SYS																																								

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2252/1957	2/01/2019	WD Q	Q	I	01	810,000

GRANTOR: MCKEOWN WILLIAM G & J
GRANTEE: PURKO PETER MICHAEL
1850/1560 4/11/2013 WD Q I 02 650,000
GRANTOR: RASCH CHRISTIAN G
GRANTEE: MCKEOWN WILLIAM G &

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2007] W24 FEP=[YR=2007] W14S14 FST=[YR=2007] W5S4
PTO=[YR=2007] S7W4S7E17 N12W8N2W5\$ E5N4\$FOP=[YR=2007] S6E8
S34E6S4E24N10W24N34W14\$E14N14\$ S14 BAS=[YR=2007] S12
FGR=[YR=2007] S22E24 N22 FST=[YR=2007] N4W12S4E12\$W12N4W4
S4W8\$E8N4E16N8W24\$E24N14\$ PTR= E20 FUS=[YR=2007] S14
STR=[YR=2007] W9S11 E5N7E4N4\$BAL=[YR=2007] S6E8S34E6
FOP=[YR=2007] S4E24N10W24S6\$N40W14\$ E14S34E24N48W38\$ W20\$
PTR=E30 N70 FUS=[YR=2007] S48 FOP=[YR=2007] S10E24 N10
W24\$E24N48W24\$ W30S70\$.