BLOCK 7A N1/2 OF LOT 17
IN OR 2207/415
INTERLACHEN BY THE SEA REPLAT

NICHOLS NIKI R/MORALES KELLY A
1735 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1401-007A-0171

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

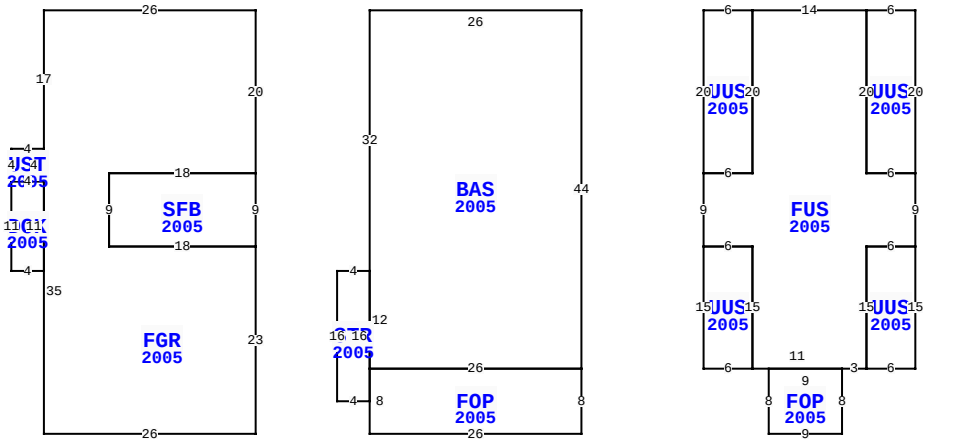
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1056.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1,144	175,015
DCK	44	10	4	612
FGR	1,190	55	654	100,052
FOP	72	30	22	3,365
FOP	208	30	62	9,485
FUS	724	100	724	110,761
SFB	162	80	130	19,888
STR	64	10	6	918
UST	16	45	7	1,071
UUS	90	50	45	6,884
TOTALS	4,044		2,963	453,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,963	116.9454	166.65	493,784	2005	2005	0	0	0	8.20	91.80

1 SFR CUST – 100% - 2020 Heated Area: 1998 HX Base Yr 2020



** This building has 13 Sub-Areas

1735 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	03/24/2014 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		453,294
TOTAL MARKET OB/XF VALUE		4,164
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		907,458
SOH/AGL Deduction		295,291
ASSESSED VALUE		612,167
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		562,167
TOTAL JUST VALUE		907,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		730,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090961	XFOB	3,400	07/22/2009
20051657	GAS	1,000	04/21/2005
20051591	H/AC	7,000	04/15/2005
20051412	NEW CONSTR	8,000	03/17/2005
20051341	OTHER	1,000	03/03/2005
20051262	NEW CONSTR	2,000	02/16/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2207/0415	6/29/2018	WD	Q	I	01	735,000
GRANTOR: POSSINO STEVEN A & LA						
GRANTEE: NICHOLS NIKI R & KE						
1592/0403	11/05/2008	WD	Q	I		740,000
GRANTOR: WHITE GREGORY E & MAR						
GRANTEE: POSSINO STEVEN A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W26 S32 STR=[YR=2005] W4S16 E4N16$ S12
FOP=[YR=2005] S8 E26 N8 W26 $ E26 N44 $ PTR= E15
UUS=[YR=2005] E6 FUS=[YR=2005] E14 UUS=[YR=2005] E6 S20
W6N20 $ S20 E6 S9 UUS=[YR=2005] S15 W6 N15 E6 $ W6 S15 W3
FOP=[YR=2005] S8 W9 N8 E9 $ W11 UUS=[YR=2005] N15 W6 S15 E6
$ N15 W6 N9 E6 N20 $ S20 W6 N20 $ W15 $ PTR= W40
FGR=[YR=2005] W26 S17 UST=[YR=2005] W4S4 DCK=[YR=2005] S11E4
N11W4$ E4N4$ S35 E26 N23 SFB=[YR=2005] N9 W18 S9E18 $ W18 N9
E18 N20 $ E40 $.

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	23	25	575.00	SF	6.50	6.50	100	2005	2005	3	87	3,252	
2	1242	WD DECK A	0	100	6	3	18.00	SF	10.00	10.00	100	2005	2005	3	27	49	
3	0476	VF 6 SBPL	0	100	0	0	23.00	LF	32.00	32.00	100	2009	2009	3	78	574	
4	0479	VF PICKET	0	100	0	0	37.00	LF	10.00	10.00	100	2009	2009	3	78	289	

LAND DESCRIPTION

TOTAL OB/XF 4,164

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		50.00	150.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	450,000							

REVIEW DATE 10/08/2019 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS