

BLOCK 8A LOT 1
IN OR 2519/777
INTERLACHEN-BY-THE-SEA-REPLAT

TROMBLEY HEATHER TRUSTEE OF/HEATHER TROMBLEY REV T
1881 HORSESHOE TR
CHESTER SPRINGS, PA 19425

2023

00-00-31-1401-008A-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	07	SPECIAL 100
Stories		3. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100	80	11,813
FOP	24	30	7	1,033
FUS	943	100	943	139,241
FUS	1,023	100	1,023	151,054
UGR	399	45	180	26,579
UGR	427	45	192	28,350
UOP	32	20	6	886
UOP	96	20	19	2,806
UST	72	45	32	4,725
UST	88	45	40	5,906
TOTALS	3,184		2,522	372,393

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	1,934.00	SF	6.50
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	1,750.00
3	0416	DUNEWALKS	0	0	78	4	312.00	SF	15.00
4	0810	CONCRETE A	0	0	0	0	311.00	SF	6.50
5	1241	WD DECK G	0	0	0	0	18.00	UT	11.50
6	1241	WD DECK G	0	0	0	0	615.00	UT	23.00
7	1241	WD DECK G	0	0	0	0	389.00	UT	17.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0		R-1A	90.00	235.00	90.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,522	114.8112	163.61	412,624	1992	2002	0	0	9.75	90.25	
1 SFR CUST - 0% - 0												
Heated Area: 2046												
HX Base Yr												

TOTAL OB/XF												
1650 N FLETCHER AVE, FERNANDINA BEACH												
16,074												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			372,393
TOTAL MARKET OB/XF VALUE			16,074
TOTAL LAND VALUE - MARKET			1,360,800
TOTAL MARKET VALUE			1,749,267
SOH/AGL Deduction			34,132
ASSESSED VALUE			1,715,135
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,715,135
TOTAL JUST VALUE			1,749,267
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,559,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7223	REMODEL	6,700	07/27/1992
6950	NEW CONSTR	107,195	03/13/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2519/0777	11/19/2021	WD	Q	I	01
GRANTOR: LAWRENCE WALTER & ALL					
GRANTEE: TROMBLEY HEATHER TR					
1342/0406	8/16/2005	WD	U	I	07
GRANTOR: LAWRENCE ANNIE P					
GRANTEE: LAWRENCE ANNIE P &					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
UGR=[YR=1993] W11 S2 W5 N7 W2 UST=[YR=1993] N1 W8									
UGR=[YR=1993] W1 N2 W12 S33 E13 UST=[YR=1993] S2 E8 N9 W8 S7									
\$ N31 \$ S11 FOP=[YR=1993] S3 BAS=[YR=1993] S10 E8 N10 W8 \$ E8									
N3 W8 \$ E8 N10 \$ S30 E15 N17 E3 N8 \$ PTR= E17 FUS=[YR=1993]									
E12 S2 E21 N3 E9 S8 W6 S10 E2 S6 W2 S4 W15 S2 UOP=[YR=1993]									
S4 W8 N4 E8 \$ W8 N2 W13 N10 W2 N7 E2 N10 \$ W17 \$ PTR= E80									
UOP=[YR=1993] E12 S8 FUS=[YR=1993] S2 E21 N3 E9 S8 W6 S10 E2									
S6 W2 S4 W15 N8 W8 S8 W13 N10 W2 N7 E2 N10 E12 \$ W12 N8 \$ W80									
\$.									