

BLOCK 8A LOT 3
IN OR 1993/1053
INTERLACHEN-BY-THE-SEA-REPLAT

WETZEL RICHARD/STATILE PAM
1720 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1401-008A-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100

Quality			06	Quality Level 06
DOR CODE			0100	SINGLE FAMILY
MAP NUM				MKT AREA
NEIGHBORHOOD/LOC			1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	30	100	30	6,378
BAS	852	100	852	181,128
BAS	1,049	100	1,049	223,009
FGR	1,410	55	776	164,972
FOP	207	30	62	13,181
FOP	240	30	72	15,306
FOP	499	30	150	31,889
FUS	3,698	100	3,698	786,168
PTO	104	5	5	1,063
STP	30	10	3	638
TOTALS	9,907		7,047	1,498,140

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0415	BEACHWALK	0	100	0	0		660.00	SF 17.25
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00
3	0855	CONC PAVER	0	100	0	0		1,462.00	SF 10.00
4	0810	CONCRETE A	0	100	4	6		24.00	SF 6.50
5	0810	CONCRETE A	0	100	4	4		16.00	SF 6.50

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	100	0006		100.00	233.00	100.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	7,047	150.6938	214.74	1,513,273	2019	2019	0	0	1.00	99.00
2 SFR CUST - 100% - 2020											
Heated Area: 5629											
HX Base Yr 2020											

1720 N FLETCHER AVE, FERNANDINA BEACH											
** This building has 14 Sub-Areas											

TOTAL OB/XF											
28,443											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			1,498,140
TOTAL MARKET OB/XF VALUE			28,443
TOTAL LAND VALUE - MARKET			1,600,000
TOTAL MARKET VALUE			3,126,583
SOH/AGL Deduction			1,029,712
ASSESSED VALUE			2,096,871
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			2,046,871
TOTAL JUST VALUE			3,126,583
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,863,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163233	NEW CONSTR	725,649	11/22/2016
20152525	DEMOLITION	0	10/28/2015
20020118	REMODEL	12,000	01/24/2002
6454	REPAIR/RRF	3,400	04/03/1991
5832B	XFOB	800	03/01/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1993/1053	7/24/2015	WD	Q	I	05
GRANTOR: NEUMAN CAROLE L					
GRANTEE: WETZEL RICHARD & PA					
1319/1505	5/24/2005	QC	U	I	01
GRANTOR: NEUMAN CAROLE LYNN					
GRANTEE: NEUMAN CAROLE LYNN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2019] W30 BAS=[YR=2019] W33 PTO=[YR=2019] W4 S26 E4 N26\$ S38 BAS=[YR=2019] S21 FOP=[YR=2019] S6 E24 STP=[YR=2019] S3 E10 N3 W10\$ E10 N10 W9 S4 W25\$ E25 N4 E10 UOP=[YR=2019] E23 N8 W23 S8\$ N8W2 N20 W15 S3 BAS=[YR=2019] W5 S6 E5 N6\$ S6 W5 S2 W13\$ E13 N8 E5 N3 E15 N27\$ S47 E30 N47\$ PTR=E15 UOP=[YR=2019] E53 N4 E19 S31 FOP=[YR=2019] S55 W33 FUS=[YR=2019] W10 S4 W25 N22 STR=[YR=2019] N20 UOP=[YR=2019] N20 W4 S20 E4\$ W4 S20 E4\$ N40 FOP=[YR=2019] N9 E23 S9 W23\$ E23 N9 E24 S12 E16 S47 W28 S8\$ N8 E28 N47 E5\$ W21 N12 W47 S9 W4 N24\$ W15\$.									