



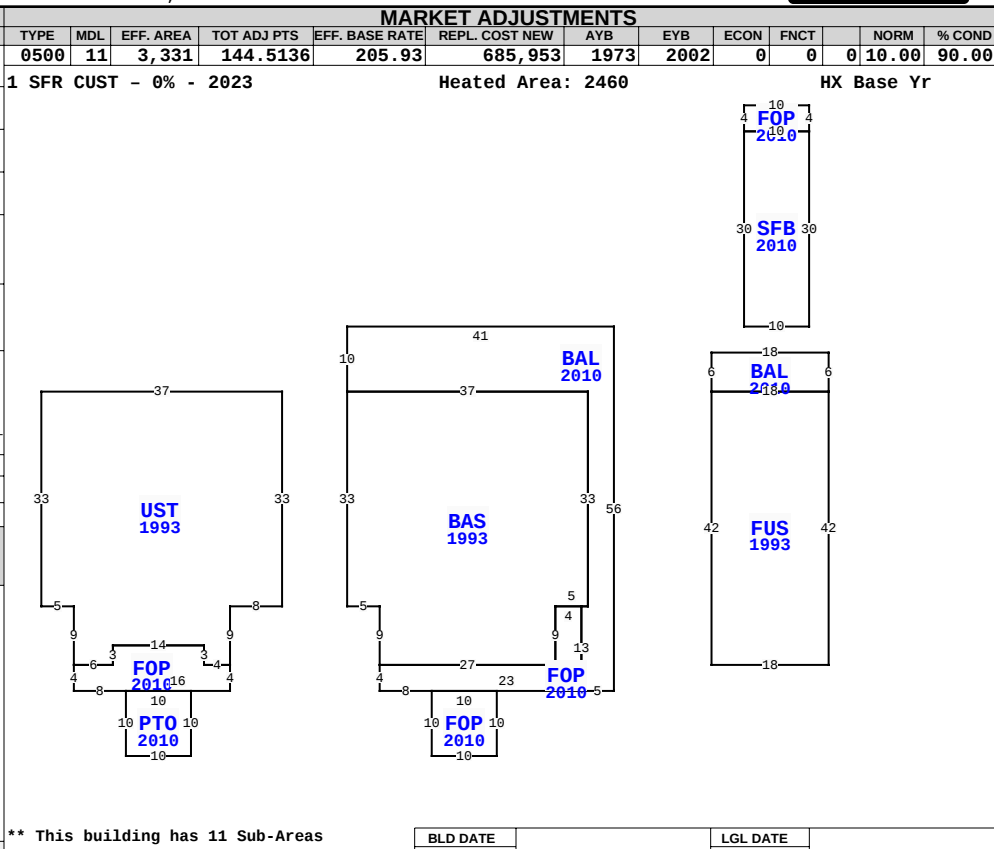
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality	05	Quality Level 05
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
BAL	108	15	16	2,966
BAL	607	15	91	16,866
BAS	1,464	100	1,464	271,334
FOP	40	30	12	2,224
FOP	100	30	30	5,560
FOP	138	30	41	7,599
FOP	160	30	48	8,897
FUS	756	100	756	140,115
PTO	100	5	5	927
SFB	300	80	240	44,481
TOTALS	5,168		3,331	617,358

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	0	756.00	SF	6.50	
2	0416	DUNEWALKS	0	0	72	288.00	SF	15.00	
3	0810	CONCRETE A	0	0	0	1,260.00	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	0	0006	R-1	100.00	218.00	100.00



** This building has 11 Sub-Areas									
1732 N FLETCHER AVE, FERNANDINA BEACH									
TOTAL OB/XF 8,743									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			617,358
TOTAL MARKET OB/XF VALUE			8,743
TOTAL LAND VALUE - MARKET			1,600,000
TOTAL MARKET VALUE			2,226,161
SOH/AGL Deduction			0
ASSESSED VALUE			2,226,161
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,226,161
TOTAL JUST VALUE			2,226,161
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,998,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040060	REMODEL	300	01/15/2004
991844	REPAIR/RRF	0	12/21/1999
991600	XFOB	300	11/12/1999
7807	REMODEL	3,500	07/14/1993
6478B	XFOB	1,960	04/12/1991
5406	REMODEL	300	06/01/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/0085	6/03/2022	WD	Q	I	01	2,925,000
GRANTOR: SACHATELLO SCOTT A &						
GRANTEE: WILSON MICHAEL A &						
2126/0129	6/06/2017	WD	Q	I	01	1,460,000
GRANTOR: YOUNGBLOOD GLORIA						
GRANTEE: SACHATELLO SCOTT A						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAL=[YR=2010] W41S10 BAS=[YR=1993] S33 E5 S9FOP=[YR=2010] S4 E8 FOP=[YR=2010] S10E10 N10W10S E23N13W4S9W27S E27 N9 E5 N33 W37 \$ E37 S33W1S13E5N56 \$ PTR= E15S4 BAL=[YR=2010] S6 FUS=[YR=1993] S42E18N42W18S E18N6W18 \$ N4W15S PTR=E20 SFB=[YR=2010] E10 N30 FOP=[YR=2010] N4W10S4E10S W10S30 \$ W20S PTR=W51S10 UST=[YR=1993] W37 S33E5S9 FOP=[YR=2010] S4E8 PTO=[YR=2010] S10E10N10W10S E16N4W4N3W14S3W6 \$ E6N3E14S3E4N9E8N33S N10E51S.									