BLOCK 8A N1/2 OF LOT 8
IN OR 1913/1572
INTERLACHEN-BY-THE-SEA-REPLAT

INGLEE WILLIAM B/MADDEN MARY JANE
1744 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1401-008A-0081

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

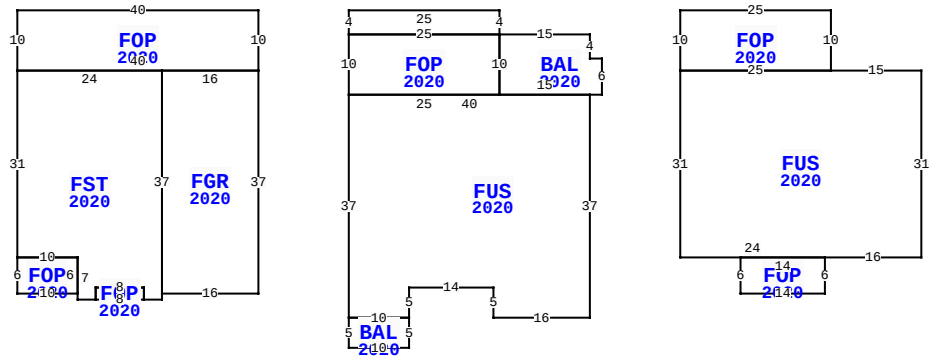
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	03	MASONRY 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	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	50	15	8	1,631
BAL	262	15	39	7,952
FGR	592	55	326	66,470
FOP	16	30	5	1,019
FOP	60	30	18	3,670
FOP	84	30	25	5,098
FOP	250	30	75	15,292
FOP	250	30	75	15,292
FOP	400	30	120	24,468
FST	826	55	454	92,568
TOTALS	5,440		3,795	773,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,795	144.0180	205.23	778,848	2020	2020	0	0	0	0.65	99.35

2 SFR CUST - 100% - 2021 Heated Area: 2650 HX Base Yr 2021



** This building has 12 Sub-Areas

1744 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		773,785
TOTAL MARKET OB/XF VALUE		15,794
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		1,589,579
SOH/AGL Deduction		367,858
ASSESSED VALUE		1,221,721
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,171,721
TOTAL JUST VALUE		1,589,579
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,454,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20184310	CO ISSUED	0	02/17/2020
20184310	NEW CONSTR	411,898	12/28/2018
20181108	DEMOLITION	16,000	04/02/2018
20122196	BLOCK PIERS	3,500	10/24/2012
20121764	RE-ROOF	3,530	08/28/2012
20121614	H/AC	0	08/09/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1913/1572	4/24/2014	WD	Q	I	01	795,000
GRANTOR: RYCROFT ROBERT A & MA						
GRANTEE: INGLEE WILLIAM B &						
1726/1823	2/25/2011	WD	Q	I	01	590,000
GRANTOR: WILLIAMSON MARILYN P						
GRANTEE: RYCROFT ROBERT A &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W40 S10 FST=[YR=2020] S31 FOP=[YR=2020] S6 E10 N6 W10$ E10 S7 E3 FOP=[YR=2020] E8 N2 W8 S2$ N2 E8 S2 E3 N1 FGR=[YR=2020] E16 N37 W16 S37$ N37 W24$ E40 N10$ PTR=E15 BAL=[YR=2020] E25 S4 E15 S4 E2 S6 W2 FUS=[YR=2020] S37 W16 N5 W14 S5 BAL=[YR=2020] S5 W10 N5 E10$ W10 N37 FOP=[YR=2020] N10 E25 S10 W25$ E40$ W15 N10 W25 N4$ W15$ PTR=E70 FOP=[YR=2020] E25 S10 FUS=[YR=2020] E15 S31 W16 FOP=[YR=2020] S6 W14 N6 E14$ W24 N31 E25$ W25 N10$ W70$.

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	0416	DUNEWALKS	0	100	0	0	436.00	SF	30.00	30.00	100	2000	2000	3	20	2,616	
2	0855	CONC PAVER	0	100	0	0	986.00	SF	13.50	13.50	100	2020	2020	3	99	13,178	

LAND DESCRIPTION

TOTAL OB/XF 15,794

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	000120	C	SFR OCN FT	100	0006	R-1	50.00	198.00	50.00	FF		1.00	1.00	1.00	16,000.00	16,000.00	800,000							

REVIEW DATE 06/17/2020 BY DJ Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/02/2023 BY SYS