

BLOCK 9 LOT 7
IN OR 1414/694
THE PARK PB 4/28

RITZ KATHRYN B
1736 LESLIE CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1630-0009-0070



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	10	ABOVE AVG 50	0900	01	2,160	111.7200	132.67	286,567	1981	1991	0	0	0	15.13	84.87	VALUATION SUMMARY									
Exterior Wall	16	WD FR STUC 50	1 SNGL FAM - 100% - 2010													Heated Area: 1296									
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2010									
Roof Cover	12	MODULAR MT 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floor	13	LVT/LAMMT 50																							
Interior Floor	14	CARPET 50																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	2	100																							
Bathrooms	2.5	100																							
Frame	02	WOOD FRAME 100																							
Stories	1.5	1.5 100																							
Units	0	100																							
BUD8 Adjustme	02	DIST FB 100																							
Occupancy	00	NONE 100																							
Quality	03	Quality Level 03																							
DOR CODE	0100	SINGLE FAMILY																							
MAP NUM		MKT AREA														01									
NEIGHBORHOOD/LOC	1040.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,296	100	1,296	145,925																					
FGR	984	55	541	60,915																					
FOP	143	30	43	4,842																					
FST	169	55	93	10,471																					
PTO	360	5	18	2,027																					
STR	12	10	1	113																					
STR	56	10	6	676																					
STR	60	10	6	676																					
UOP	90	20	18	2,027																					
UOP	128	20	26	2,927																					
TOTALS	3,856		2,160	243,209																					
EXTRA FEATURES					1736 LESLIE CT, FERNANDINA BEACH																				
L N	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	0	0	429.00	SF	6.50	6.50	100	1981	1981	3	38	1,060									
2	0810	CONCRETE A	0	100	0	0	1,266.00	SF	6.50	6.50	100	2008	2008	3	90	7,406									
TOTAL OB/XF 8,466																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE								
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000								
REVIEW DATE 10/08/2019 BY DJA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS																									

Diagram showing building layout with sub-areas labeled: JOP 2008, STR 2008, PTO 2008, FOP 1993, FST 2008, FGR 2008, UOP 2008, BAS 1993.

BLD DATE 03/24/2014 KK LGL DATE
XF DATE
INC DATE
LAND DATE
AG DATE

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1414/0694	5/23/2006	WD Q	I			351,000

GRANTOR: MERRILL BOB D & PEGGY
GRANTEE: RITZ MARK S & KATHR
0311/0604 3/01/1980 WD Q V 12,000
GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2008] W36 S10 FGR=[YR=2008] S36 E36 N36 W12
FOP=[YR=1993] W13 S11 FST=[YR=2008] S13 E13 N13 W13\$ E13
N11\$ S24 W13 N24 W11\$ E36 N10\$ PTR=E15 UOP=[YR=2008] E22
STR=[YR=2008] N6 W5 N4 E9 S10 W4\$ E5 N22 E9 S32 BAS=[YR=1993]
S36 W9 UOP=[YR=2008] S4 W4 S8 STR=[YR=2008] S3 W4 N3 E4\$ W8
N8 W4 N4 E16\$ W27 N36 E36\$ W36 N10\$ W15\$ PTR=N30
UOP=[YR=2008] E9 S10 STR=[YR=2008] S14 W4 N14 E4\$ W9 N10\$ S30\$.