LOT 17
IN OR 2117/125
SEASCAPE AT AMELIA PB 6/378

FLETCHER ROBERT W & DEANNA L
761 KINGFISHER WAY
FERNANDINA BEACH, FL 32034

2023

00-00-31-1677-0017-0000

BUILDING CHARACTERISTICS

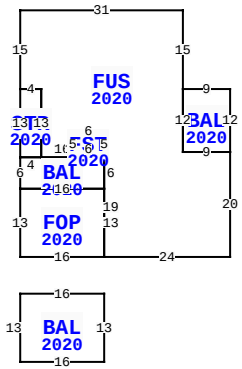
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	04	REIN CONC 100
Stories	3.	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	1023.00	

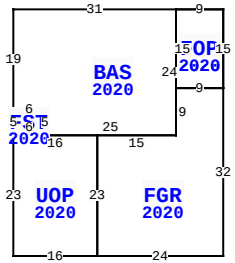
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	96	15	14	2,183
BAL	108	15	16	2,494
BAL	208	15	31	4,833
BAS	714	100	714	111,318
FGR	633	55	348	54,255
FOP	15	30	4	624
FOP	108	30	32	4,989
FOP	135	30	40	6,237
FOP	135	30	40	6,237
FOP	208	30	62	9,666
TOTALS	5,782		4,127	643,427

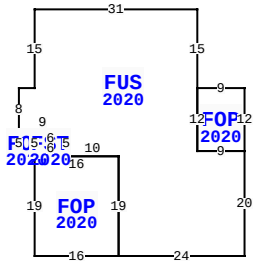
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,127	109.9560	156.69	646,660	2020	2020	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2021 Heated Area: 3322 HX Base Yr 2021







** This building has 18 Sub-Areas

761 KINGFISHER WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		643,427
TOTAL MARKET OB/XF VALUE		24,394
TOTAL LAND VALUE - MARKET		281,250
TOTAL MARKET VALUE		949,071
SOH/AGL Deduction		0
ASSESSED VALUE		949,071
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		894,071
TOTAL JUST VALUE		949,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		964,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190006	CO ISSUED	0	01/09/2020
20190006	NEW CONSTR	0	01/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2117/0125	4/28/2017	WD	Q	V	01	160,000
GRANTOR: QUINLIVAN J MARK REV						
GRANTEE: FLETCHER ROBERT W &						
2065/0437	8/12/2016	WD	Q	V	01	152,500
GRANTOR: OSPREY DEVELOPMENT CO						
GRANTEE: QUINLIVAN J MARK RE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W9 BAS=[YR=2020] W31 S19 FST=[YR=2020] S5 UOP=[YR=2020] S23 E16 FGR=[YR=2020] E24 N32 FOP=[YR=2020] N15 W9 S15 E9 $ W9 S9 W15 S23 $ N23 W16 $ E6 N5 W6 $ E6 S5 E25 N24 $ S15 E9 N15 $ PTR=E30 FUS=[YR=2020] E31 S15 FOP=[YR=2020] E9 S12 W9 N12 $ S12 E9 S20 W24 FOP=[YR=2020] W16 N19 FOP=[YR=2020] W3 N5 E3 FST=[YR=2020] E6 S5 W6 N5 $ S5 $ E16 S19 $ N19 W10 N5 W9 N8 E3 N15 $W30$ PTR= N30 FOP=[YR=2020] N13 BAL=[YR=2020] N6 STR=[YR=2020] N13 FUS=[YR=2020] N15 E31 S15 BAL=[YR=2020] E9 S12 W9 N12 $ S12 E9 S20 W24 N19 FST=[YR=2020] N5 W6 S5 E6 $ W12 N13 W4 $ E4 S13 W4 $ E16 S6 W16 $ E16 S13 W16 $ S30 $ PTR= N10 BAL=[YR=2020] N13 E16 S13 W16 $ S10 $.

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	0855	CONC PAVER	0	100	0	0	1,109.00	SF	10.00	10.00	100	2020	2020	3	99	10,979	
2	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2020	2020	3	100	10,200	
3	0477	VF 4 SLAT	0	100	0	0	90.00	LF	14.00	14.00	100	2020	2020	3	98	1,235	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 24,394

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	000100	C	SFR	100	0003	R-2	75.00	89.00	1.00	LT		1.00	1.00	1.25	225,000.00	281,250.00	281,250							

REVIEW DATE 01/14/2021 BY RK Total Acres: 0.00 Total Land Value: 281,250 Market: 0 Agricultural: 0 Common: 281,250 PRINTED 08/02/2023 BY SYS