

COLLEY WILLIAM R & RAE M
1345 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-124E-0002-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 60

Exterior Wall23REINF CONC 40

RooF Structur03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units07SPECIAL 100

3. 100

0 100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1056.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAL11215172,627

BAS1,2881001,288199,031

FGR9665553182,054

FOP3483010416,071

FUS818100818126,404

PTO2245111,700

UST3224514522,406

TOTALS4,0782,914450,292

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% CONDV

0500012,914113.2089169.81494,82620002005009.0091.00

1 SFR CUST - 100% - 2024Heated Area: 2106HX Base Yr 2024

14

14

23

23

46

8

28

28

8

23

14

23

23

28

28

8

23

31

4

23

31

46

28

28

8

32

8

UST
2009

FGR
2000

PFO
2000

BAS
2000

FOP
2000

16

5

10

6

4

20

16

8

7

4

31

6

10

16

16

5

8

4

FUS
2000

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

PAGE 1 of 12

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE450,292

TOTAL MARKET OB/XF VALUE18,812

TOTAL LAND VALUE - MARKET450,000

TOTAL MARKET VALUE919,104

SOH/AGL Deduction0

ASSESSED VALUE919,104

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE869,104

TOTAL JUST VALUE919,104

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE828,353

PERMIT NUMDESCRIPTIONAMTISSUED

20121772REROOF W/METAL11,30008/22/2012

20042386CIRCUIT FOR POOL1,00012/20/2004

20042171SWIM POOL23,00011/17/2004

991077NEW CONSTR130,00008/17/1999

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / VRSN CD SALE PRICE

2671/2499/20/2023TDQI011,180,000

GRANTOR: LESSIN LAWRENCE & JUD

GRANTEE: COLLEY WILLIAM R &

2335/00831/22/2020WDU I 11100

GRANTOR: LESSIN LAWRENCE S & J

GRANTEE: LESSIN LAWRENCE & J

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=2009] W14S8 BAS 2000= W14 S23 FOP=[YR=2000] W4 S31 E32 N8 W28 N23 \$ S23 E28 N46W14\$E14N8\$ PTR= E15 FUS=[YR=2000] E6 N10E16 S5 E2 S6 E4 S20 W16 S3 W8 S7 W4 N31 \$ W15 \$ PTR= W47 UST=[YR=2009] W14 FGR=[YR=2000] W14 S46 PTO=[YR=2000] S8 E28 N8 W28\$ E28 N23W14N23\$ S23E14N23\$ E47\$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10962SKYLIGHT0100002.00UT250.00250.0010020002000379395

21241WD DECK G0100814112.00UT11.5011.5010020002000328361

31241WD DECK G01006424.00UT14.3814.381002000200032897

40810CONCRETE A010000174.00SF6.506.5010020002000379893

50810CONCRETE A010055201,100.00SF6.506.50100200020003795,649

60866POOL FIBER010000372.00SF72.0072.00100200520053246,428

70845KOOL DECK010000605.00SF7.257.25100200520053863,772

80871POOL HTR R0100001.00UT4,000.004,000.0010020052005324960

90851PATIO STON0100503150.00SF1.501.5010020052005386194

101242WD DECK A01004624.00SF11.0011.001002005200532463

TOTAL OB/XF18,812

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000006R-150.0094.0050.00FF1.001.001.009,000.009,000.00450,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 450,000Market: 0Agricultural: 0Common: 450,000

PRINTED 08/06/2024 BY SYS