

BLOCK 7 S1/2 OF LOT 2
BEING PARCEL "1" PT OR 2435/1389
INTERLACHEN-BY-THE-SEA PB 5/21

SMITH JAMES R & ELIZABETH E
1525 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1400-0007-0022



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 70
Interior Wall	06 CUST PANEL 30
Interior Floo	14 CARPET 60
Interior Floo	12 HARDWOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	07 SPECIAL 100
Stories	3. 100
Units	0 100

Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	

NEIGHBORHOOD/LOC	1056.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	100	100	100	23,432
DCK	180	10	18	4,217
FAT	105	20	21	4,921
FAT	105	20	21	4,921
FAT	112	20	22	5,155
FAT	112	20	22	5,155
FGR	1,004	55	552	129,343
FOP	100	30	30	7,029
FOP	260	30	78	18,276
FSP	180	40	72	16,871
TOTALS	6,680		4,601	1,078,092

EXTRA FEATURES	
L N	OB/XF CODE

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	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2008	2008	3	100	10,200	
2	1100	VAC SYSTEM	0	100	0	0	1.00	UT	1,320.00	1,320.00	100	2008	2008	3	35	462	
3	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2008	2008	3	35	350	
4	0855	CONC PAVER	0	100	72	3	216.00	SF	10.00	10.00	100	2008	2008	3	89	1,922	
5	0855	CONC PAVER	0	100	0	0	1,430.00	SF	10.00	10.00	100	2008	2008	3	89	12,727	
6	0476	VF 6 SBPL	0	100	0	0	178.00	LF	32.00	32.00	100	2008	2008	3	74	4,215	
7	0855	CONC PAVER	0	100	16	6	96.00	SF	10.00	10.00	100	2008	2008	3	89	854	
8	0861	POOL GUNIT	0	100	0	0	440.00	SF	170.00	170.00	100	2016	2016	3	81	60,588	
9	0855	CONC PAVER	0	100	0	0	560.00	SF	10.00	10.00	100	2016	2016	3	96	5,376	

LAND DESCRIPTION	
L N	USE CODE
1	000100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	4,601	162.7206	244.08	1,123,012	2008	2015	0	0	4.00	96.00
1 SFR CUST - 100% - 2022											
Heated Area: 3352											
HX Base Yr 2022											

** This building has 17 Sub-Areas

1525 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	07/15/2014	KK
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	
AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,095,435	
TOTAL MARKET OB/XF VALUE		96,694	
TOTAL LAND VALUE - MARKET		800,000	
TOTAL MARKET VALUE		1,992,129	
SOH/AGL Deduction		520,576	
ASSESSED VALUE		1,471,553	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		1,421,553	
TOTAL JUST VALUE		1,992,129	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,596,370	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152152	CABANA	0	09/16/2015
20152068	SWIM POOL	44,000	09/04/2015
20080320	XFOB	6,130	03/03/2008
20080184	OTHER	800	02/08/2008
20072107	GAS	1,000	11/26/2007
20072052	NEW CONSTR	19,000	11/06/2007

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I V I RSN CD SALE PRICE
2435/1389	2/18/2021	WD Q	I 05 1,780,000
GRANTOR: KOSTICH THEODORE K &			
GRANTEE: SMITH JAMES R & ELI			
2099/0851	2/01/2017	WD U	I 11 100
GRANTOR: KOSTICH THEODORE K &			
GRANTEE: KOSTICH THEODORE K			

BUILDING NOTES			
BUILDING DIMENSIONS			
DCK=[YR=2008] W15 FSP=[YR=2008] W15 S12 FUS=[YR=2008] S60 FOP=[YR=2008] S8E10S2E10 N2E10N8W30\$ E30N60W30\$ E15N12\$ S12E15N12\$ PTR=W45 UOP=[YR=2008] W30 S10 FST=[YR=2008] S23 FST=[YR=2008] S4 FGR=[YR=2008] S33 UOP=[YR=2008] S8E10S2 E10N2E10N8W30\$E30N30W10N9W4S2 W5S4W11\$ E11N4W11\$ E11 BAS=[YR=2008] E5N2E4N10W9S12\$ N12E9 S19E10N30W30\$E26 UST=[YR=2008] E4N4 W4S4\$ N4E4N6\$ E4S\$ PTR= S12E15 FAT=[YR=2008] S15 FUS=[YR=2008] S29 FAT=[YR=2008] S16 E7N16W7\$ E7S16 E3 FOP=[YR=2008] S10E10N10W10\$ E13 FAT=[YR=2008] E7N16W7S16\$ N16E7N29 FAT=[YR=2008] N15W7S15E7\$ W7N15W16 S15W7\$E7N15W7\$ W15N12\$.			

LAND DESCRIPTION										TOTAL OB/XF										96,694									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	R-1	50.00	150.00	50.00	FF		1.00	1.00	1.00	16,000.00	16,000.00	800,000												

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