

BLOCK 7 N1/2 OF LOT 3
IN OR 1842/1584
INTERLACHEN BY THE SEA PB 5/21

WINNER CARL & CAROL
1533 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1400-0007-0031



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1056.00
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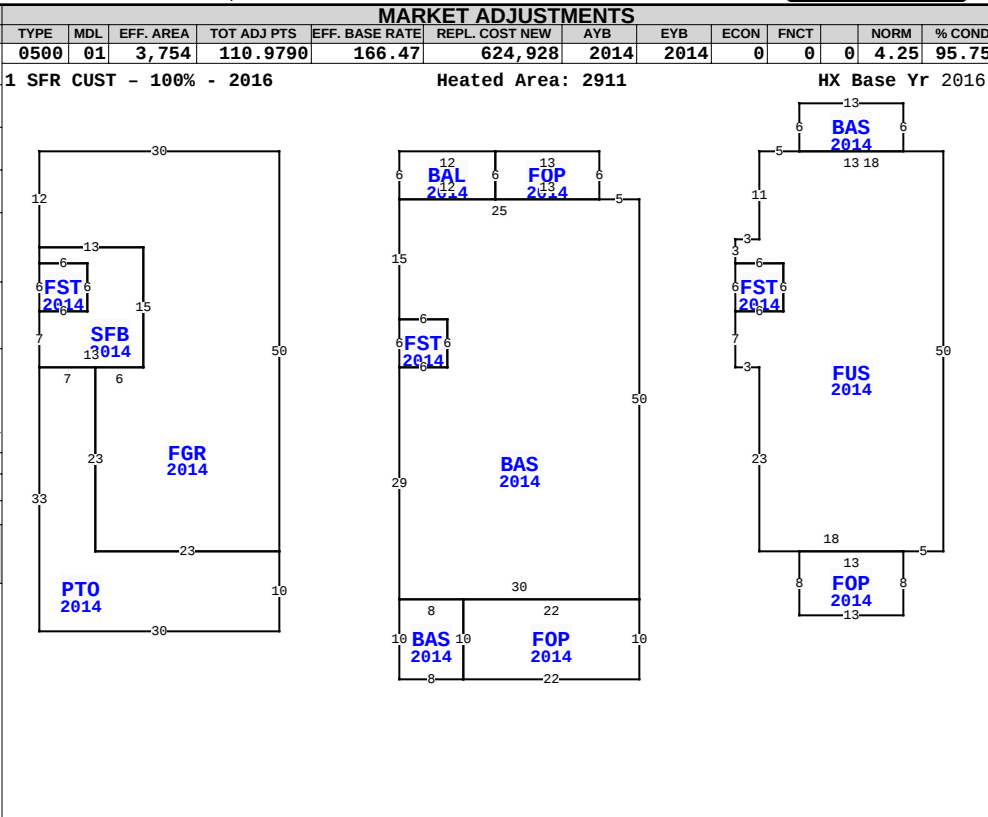
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	72	15	11	1,753
BAS	78	100	78	12,433
BAS	80	100	80	12,752
BAS	1,464	100	1,464	233,354
FGR	1,144	55	629	100,260
FOP	78	30	23	3,666
FOP	104	30	31	4,942
FOP	220	30	66	10,520
FST	36	55	20	3,188
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TOTALS	5,130		3,754	598,369

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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			152.00	SF	6.50				939	
2	0855	CONC PAVER	0	100	8	7			56.00	SF	10.00				532	
3	0410	ELEVATOR	0	100	0	0			1.00	UT	10,000.00				10,000	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	10/04/2019	BY	DJA
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** This building has 14 Sub-Areas

1533 N FLETCHER AVE, FERNANDINA BEACH

TOTAL OB/XF		
L N	USE CODE	CLS
1	000100	C

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1	000100	C

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NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		598,369
TOTAL MARKET OB/XF VALUE		11,471
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		1,409,840
SOH/AGL Deduction		761,854
ASSESSED VALUE		647,986
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		597,986
TOTAL JUST VALUE		1,409,840
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,032,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141873	MTLROOF	20,000	08/26/2014
20140852	NEW CONSTR	550,000	04/30/2014

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
1842/1584	2/28/2013	WD Q V
GRANTOR: ELDRIDGE FRANK S III		
GRANTEE: WINNER CARL & CAROL		
1545/1427	1/10/2008	WD U V
GRANTOR: ELDRIDGE LELAND V ETA		
GRANTEE: ELDRIDGE FRANK S II		

BUILDING NOTES		
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BUILDING DIMENSIONS		
FGR=[YR=2014] W30 S12 SFB=[YR=2014] S2 FST=[YR=2014] S6 E6 N6 W6\$ E6S6W6S7 PTO=[YR=2014] S33 E30 N10 W23 N23 W7 \$ E13N15 W13\$ E13 S15 W6 S23 E23 N50\$ PTR=E15 BAL=[YR=2014] E12 FOP=[YR=2014] E13 S6 BAS=[YR=2014] E5 S50 FOP=[YR=2014] S10 W22 BAS=[YR=2014] W8 N10 E8 S10\$ N10 E22\$ W30 N29 FST=[YR=2014] N6E6S6W6\$ E6N6W6 N15 E25\$ W13 N6\$ S6 W12 N6\$ W15\$ PTR=E60 FUS=[YR=2014] E5 BAS=[YR=2014] N6 E13 S6 W13\$ E18 S50 W5 FOP=[YR=2014] S8 W13 N8 E13\$ W18 N23 W3 N7 FST=[YR=2014] N6E6S6W6\$ E6N6W6 N3 E3 N11\$ W60\$.		

TOTAL OB/XF		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	10/04/2019	BY	DJA
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