BLOCK 7 S1/2 OF LOT 3
INTERLACHEN BY THE SEA PB 5/21

CLARK JOHN DEMUTH & MARISSA EVERLY
1531 N FLECTHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1400-0007-0032

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	05	Quality Level 05

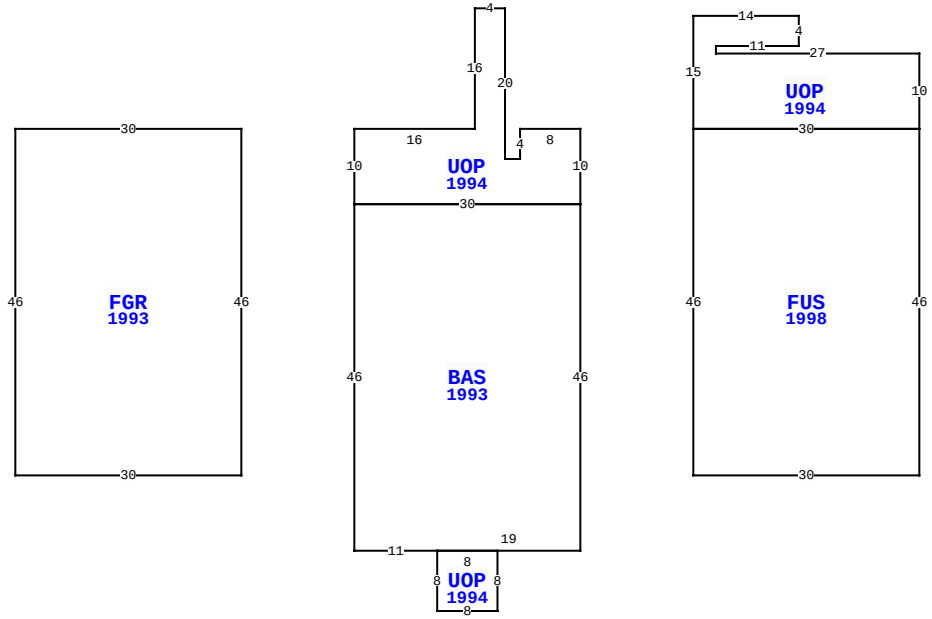
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1056.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	278,049
FGR	1,380	55	759	152,926
FUS	1,380	100	1,380	278,049
UOP	64	20	13	2,619
UOP	356	20	71	14,305
UOP	359	20	72	14,507
TOTALS	4,919		3,675	740,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,675	144.4320	216.65	796,189	1986	2009	0	0	0	7.00	93.00

1 SFR CUST – 100% - 2020 Heated Area: 2760 HX Base Yr 2020



1531 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	09/17/2013	KK	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		740,456
TOTAL MARKET OB/XF VALUE		12,203
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		1,552,659
SOH/AGL Deduction		695,712
ASSESSED VALUE		856,947
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		806,947
TOTAL JUST VALUE		1,552,659
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,170,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131000	200 AMP METER REP	0	05/07/2013
20130524	REPLACE STUCCO 3	0	03/08/2013
20122300	REPLACE SIDING	8,800	11/09/2012
20122157	SLIDE DOORS & STU	22,700	10/18/2012
20121208	4'BLACK ALUM.FEN	0	06/20/2012
20120122	REPLACE WATER HEA	500	01/24/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2717/1932	6/03/2024	WD	Q	I	01	1,600,000
GRANTOR: WEATHERS BEVERLY						
GRANTEE: CLARK JOHN DEMUTH &						
1965/0330	2/26/2015	WD	Q	I	02	875,000
GRANTOR: GAW ISABEL O'B						
GRANTEE: WEATHERS BEVERLY						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1994] W8 S4 W2 N20 W4 S16 W16 S10 BAS=[YR=1993] S46 E11 UOP=[YR=1994] S8 E8 N8 W8$ E19 N46 W30$ E30 N10$ PTR=W45 FGR=[YR=1993] W30 S46 E30 N46 $ E45 $ PTR= E15 UOP=[YR=1994] N15 E14 S4 W11 S1 E27 S10 FUS=[YR=1998] S46W30 N46 E30 $ W30$ W15 $.

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	0810	CONCRETE A	0	100	0	0	1,913.00	SF	6.50	6.50	100	1986	1986	3	49.5	6,155	
2	0810	CONCRETE A	0	100	5	4	20.00	SF	6.50	6.50	100	1986	1986	3	49.5	64	
3	0462	ST/AL FNC	0	100	0	0	880.00	SF	10.00	10.00	100	2012	2012	3	68	5,984	

LAND DESCRIPTION

TOTAL OB/XF 12,203

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	0006	R-1	50.00	150.00	50.00	FF		1.00	1.00	1.00	16,000.00	16,000.00	800,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/06/2024 BY SYS