

BLOCK 7A LOT 10
IN OR 2217/1888
INTERLACHEN-BY-THE-SEA-REPLAT

BUTLER JEFFREY M &/CECIL BRYANT
1623 NORTH FLETCHER AVE N A&B
FERNANDINA BEACH, FL 32034

2024

00-00-31-1401-007A-0100



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	5 100
Frame	07 SPECIAL 100
Stories	3. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality 05 Quality Level 05

DOR CODE 0800MULTI-FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1056.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	553	100	553	83,118
APT	609	100	609	91,534
FCP	461	25	115	17,285
FOP	56	30	17	2,555
FST	148	55	81	12,175
HXB	553	100	553	83,118
HXB	609	100	609	91,534
HXC	461	25	115	17,285
HXP	56	30	17	2,555
HXU	148	55	81	12,175
TOTALS	3,654		2,750	413,334

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	1241	WD DECK G	0	0	5	21	
2	1241	WD DECK G	0	0	5	21	
3	0811	CONCRETE B	1	0	0	0	
4	0855	CONC PAVER	1	0	0	0	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0	0006	R-1	108.00	135.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

2700 01 2,750 129.9936 162.49 446,848 1982 2007 0 0 0 7.50 92.50

1 DUPLEX - 0% - 0 Heated Area: 2324 HX Base Yr

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

1623 N FLETCHER AVE A&B, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 413,334

TOTAL MARKET OB/XF VALUE 15,890

TOTAL LAND VALUE - MARKET 450,000

TOTAL MARKET VALUE 879,224

SOH/AGL Deduction 21,687

ASSESSED VALUE 857,537

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 857,537

TOTAL JUST VALUE 879,224

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 862,484

PERMIT NUM DESCRIPTION AMT ISSUED

20111177 H/AC 1,500 07/19/2011

20041294 XFOB 2,000 07/15/2004

20033752 REMODEL 2,000 08/26/2003

20012583 REPAIR/RRF 2,000 11/30/2001

6002 REPAIR/RRF 6,800 05/30/1990

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2217/1888 8/15/2018 WD Q I 01 675,000

GRANTOR: KUSHEQUA PARTNERS L P

GRANTEE: BUTLER JEFFREY M &

1370/1888 12/02/2005 TD Q I 650,000

GRANTOR: DEW MARGURETTE FAYE L

GRANTEE: KUSHEQUA PARTNERS L

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W8 FCP=[YR=1993] W13 HXC=[YR=1993] W13

HXU=[YR=1993] W8 S15 E4 S7 E4 N22 \$ S22 W4 N7 W4 S14 E21 N29

\$ S29 E21 N14 W4 S7 W4 N22 \$ S22 E4 N7 E4 N15 \$ PTR= E15

HXB=[YR=1993] E21 APT=[YR=1993] E21 S8 FOP=[YR=1993] W4

S14 E4 N14 \$ W4 S14 E4 S7 W21 N29 \$ S29 W21 N7 HXP=[YR=1993]

E4 N14 W4 S14 \$ E4 N14 W4 N8 \$ W15 \$ PTR= N15 APT=[YR=1993]

N29 W21 HXB=[YR=1993] W21 S29 E21 N29 \$ S29 E21 \$ S15 \$.