BLOCK 8A LOT 3
IN OR 1993/1053
INTERLACHEN-BY-THE-SEA-REPLAT

WETZEL RICHARD/STATILE PAM
1720 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1401-008A-0030

BUILDING CHARACTERISTICS

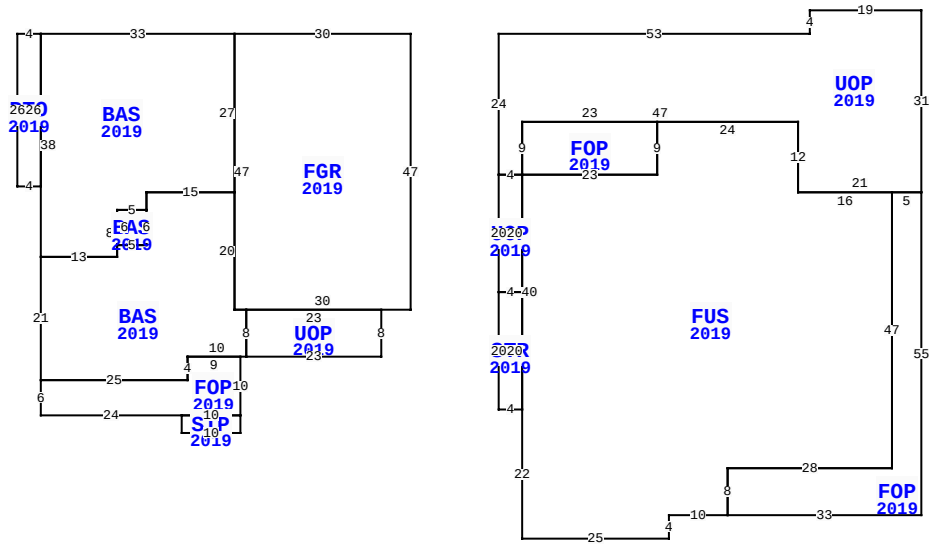
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	30	100	30	6,679
BAS	852	100	852	189,697
BAS	1,049	100	1,049	233,559
FGR	1,410	55	776	172,776
FOP	207	30	62	13,804
FOP	240	30	72	16,031
FOP	499	30	150	33,397
FUS	3,698	100	3,698	823,358
PTO	104	5	5	1,113
STP	30	10	3	668
TOTALS	9,907		7,047	1,569,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	7,047	150.6938	226.04	1,592,904	2019	2019	0	0	0	1.50	98.50

2 SFR CUST – 100% - 2020 Heated Area: 5629 HX Base Yr 2020



** This building has 14 Sub-Areas

1720 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	09/16/2013 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		1,569,010
TOTAL MARKET OB/XF VALUE		27,839
TOTAL LAND VALUE - MARKET		1,600,000
TOTAL MARKET VALUE		3,196,849
SOH/AGL Deduction		1,037,072
ASSESSED VALUE		2,159,777
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		2,109,777
TOTAL JUST VALUE		3,196,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,126,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163233	NEW CONSTR	725,649	11/22/2016
20152525	DEMOLITION	0	10/28/2015
20020118	REMODEL	12,000	01/24/2002
6454	REPAIR/RRF	3,400	04/03/1991
5832B	XFOB	800	03/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1993/1053	7/24/2015	WD	Q	I	05	1,125,000
GRANTOR: NEUMAN CAROLE L						
GRANTEE: WETZEL RICHARD & PA						
1319/1505	5/24/2005	QC	U	I	01	100
GRANTOR: NEUMAN CAROLE LYNN						
GRANTEE: NEUMAN CAROLE LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W30 BAS=[YR=2019] W33 PTO=[YR=2019] W4 S26 E4 N26$ S38 BAS=[YR=2019] S21 FOP=[YR=2019] S6 E24 STP=[YR=2019] S3 E10 N3 W10$ E10 N10 W9 S4 W25$ E25 N4 E10 UOP=[YR=2019] E23 N8 W23 S8$ N8W2 N20 W15 S3 BAS=[YR=2019] W5 S6 E5 N6$ S6 W5 S2 W13$ E13 N8 E5 N3 E15 N27$ S47 E30 N47$ PTR=E15 UOP=[YR=2019] E53 N4 E19 S31 FOP=[YR=2019] S55 W33 FUS=[YR=2019] W10 S4 W25 N22 STR=[YR=2019] N20 UOP=[YR=2019] N20 W4 S20 E4$ W4 S20 E4$ N40 FOP=[YR=2019] N9 E23 S9 W23$ E23 N9 E24 S12 E16 S47 W28 S8$ N8 E28 N47 E5$ W21 N12 W47 S9 W4 N24$ 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	0415	BEACHWALK	0	100	0	0	660.00	SF	17.25	17.25	100	2019	2019	3	86	9,791	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
3	0855	CONC PAVER	0	100	0	0	1,462.00	SF	10.00	10.00	100	2019	2019	3	98	14,328	
4	0810	CONCRETE A	0	100	4	6	24.00	SF	6.50	6.50	100	2019	2019	3	98	153	
5	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	2019	2019	3	98	102	

LAND DESCRIPTION

TOTAL OB/XF 27,839

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	000120	C	SFR OCN FT	100	0006	R-1	100.00	233.00	100.00	FF		1.00	1.00	1.00	16,000.00	16,000.00	1,600,000							

REVIEW DATE 12/05/2019 BY DJ Total Acres: 0.00 Total Land Value: 1,600,000 Market: 0 Agricultural: 0 Common: 1,600,000 PRINTED 08/06/2024 BY SYS