BLOCK 6 LOTS 1 & PT OF LOT 3 &
BLK 5 LOTS A & B OF
INTERLACHEN BY THE SEA

DONOVAN SUSAN H & JAMES M JR
1328 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1560-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

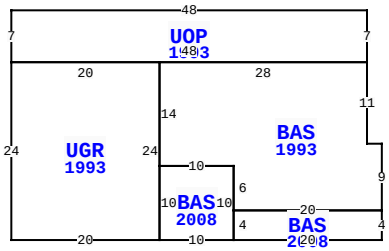
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1050.00	

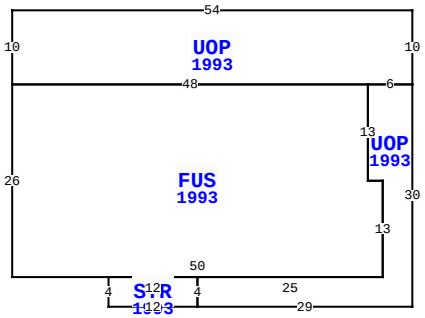
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	518	100	518	102,680
BAS	80	100	80	15,858
BAS	100	100	100	19,822
FUS	1,274	100	1,274	252,537
STR	48	10	5	991
UGR	480	45	216	42,817
UOP	246	20	49	9,713
UOP	336	20	67	13,281
UOP	540	20	108	21,408
TOTALS	3,622		2,417	479,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,417	152.7742	229.16	553,880	1948	1995	0	0	0	13.50	86.50

1 SFR CUST – 100% - 2022 Heated Area: 1972 HX Base Yr 2022





1328 N FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		479,106
TOTAL MARKET OB/XF VALUE		7,036
TOTAL LAND VALUE - MARKET		1,280,000
TOTAL MARKET VALUE		1,766,142
SOH/AGL Deduction		133,605
ASSESSED VALUE		1,632,537
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,582,537
TOTAL JUST VALUE		1,766,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,584,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131039	2STYSIDING	2,000	05/10/2013
20052692	REPAIR/RRF	3,000	09/21/2005
20041722	REPAIR/RRF	5,000	09/23/2004
20010102	XFOB	9,400	01/24/2001
5137	REMODEL	1,100	12/13/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2506/1918	10/19/2021	WD	Q	I	01	1,700,000
GRANTOR: DADD TISHA & DANIEL B						
GRANTEE: DONOVAN SUSAN HALL						
1292/0733	2/02/2005	WD	U	I	21	503,200
GRANTOR: HANLEY KEVIN						
GRANTEE: DADD TISHA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W48 S7 UGR=[YR=1993] S24 E20 BAS=[YR=2008] E10 BAS=[YR=2008] E20 N4 BAS=[YR=1993] N9W2 N11 W28 S14 E10 S6 E20 $ W20S4 $ N10 W10 S10 $ N24 W20$ E48N7 $ PTR= E20 UOP=[YR=1993] E54 S10 UOP=[YR=1993] S30 W29 STR=[YR=1993] W12 N4 E12 S4$ N4 E25N13 W2 N13 E6 $ W6 FUS=[YR=1993] S13E2 S13 W50 N26 E48 $ W48 N10 $W20 $.

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	1,059.00	SF	9.75	9.75	100	1978	1978	3	29	2,994	
2	0416	DUNEWALKS	0	100	69	4	276.00	SF	45.00	45.00	100	2001	2001	3	20	2,484	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	42	1,470	
4	1242	WD DECK A	0	100	11	4	44.00	SF	10.00	10.00	100	2001	2001	3	20	88	

LAND DESCRIPTION

TOTAL OB/XF 7,036

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		R-1	80.00	110.00	80.00	FF		1.00	1.00	1.00	16,000.00	16,000.00	1,280,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,280,000 Market: 0 Agricultural: 0 Common: 1,280,000 PRINTED 08/06/2024 BY SYS