BLOCK 9 LOT 8
IN OR 2155/1059
THE PARK PB 4 PG 28

STRICKLAND ERIC J & MARY ELIZABETH
1734 LESLIE CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-1630-0009-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

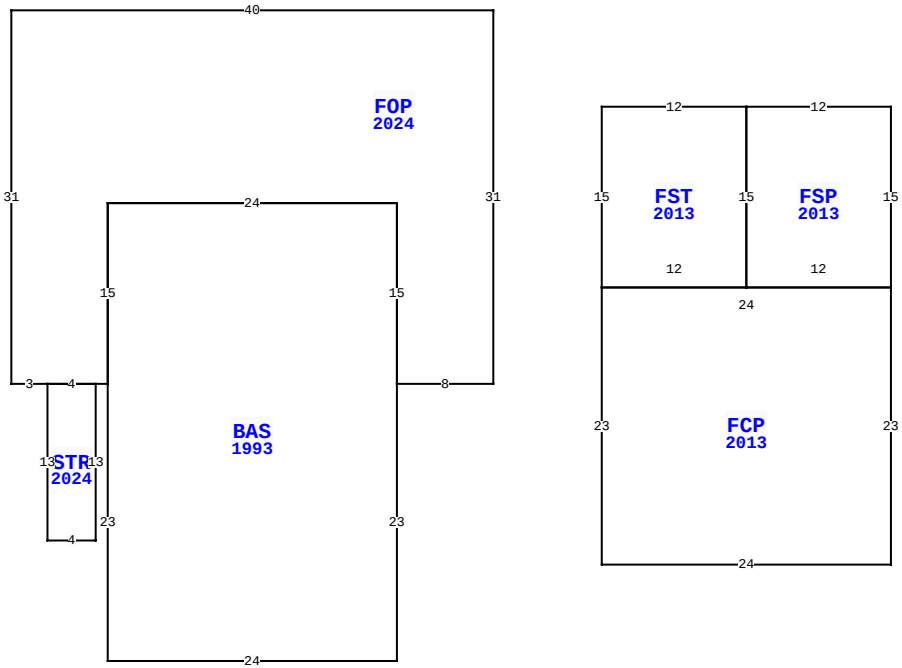
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	112,680
FCP	552	25	138	17,051
FOP	880	30	264	32,618
FSP	180	40	72	8,896
FST	180	55	99	12,232
STR	52	10	5	618
TOTALS	2,756		1,490	184,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,490	114.5970	143.25	213,442	1982	1995	0	0	0	13.75	86.25

1 SNGL FAM – 100% - 2022 Heated Area: 912 HX Base Yr 2022



1734 LESLIE CT, 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		184,094
TOTAL MARKET OB/XF VALUE		1,192
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		585,286
SOH/AGL Deduction		153,447
ASSESSED VALUE		431,839
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		381,839
TOTAL JUST VALUE		585,286
NCON VALUE		20,324
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222462	REPAIR/RRF	45,000	12/01/2022
20042005	REPAIR/RRF	4,000	11/01/2004
20040720	H/AC	4,000	04/13/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2155/1059	10/27/2017	WD	Q	I	02	307,000
GRANTOR: COX KATHERINE S FAMIL						
GRANTEE: STRICKLAND ERIC J &						
0720/1819	12/29/1994	WD	U	I	01	100
GRANTOR: COX KATHERINE S						
GRANTEE: COX KATHERINE S FAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-31,46] E24 N23 N15 W24 S15 S23 $
FCP=[YR=2013;ORIG=34,15] S23 W24 N23 E24 $
FST=[YR=2013;ORIG=10,0] E12 S15 W12 N15 $
FSP=[YR=2013;ORIG=22,0] E12 S15 W12 N15 $
FOP=[YR=2024;ORIG=-39,-8] E40 S31 W8 N15 W24 S15 W1 W4 W3 N31 $
STR=[YR=2024;ORIG=-36,23] E4 S13 W4 N13 $
.

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	447.00	SF	6.50	6.50	100	1982	1982	3	38	1,104	
2	1242	WD DECK A	0	100	11	4	44.00	SF	10.00	10.00	100	1990	1990	3	20	88	

LAND DESCRIPTION

TOTAL OB/XF 1,192

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 12/08/2023 BY TW Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS