LOT 2
ECHOES OF PARADISE PB 6/62

COLLEY WILLIAM R & RAE M
1345 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-124E-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

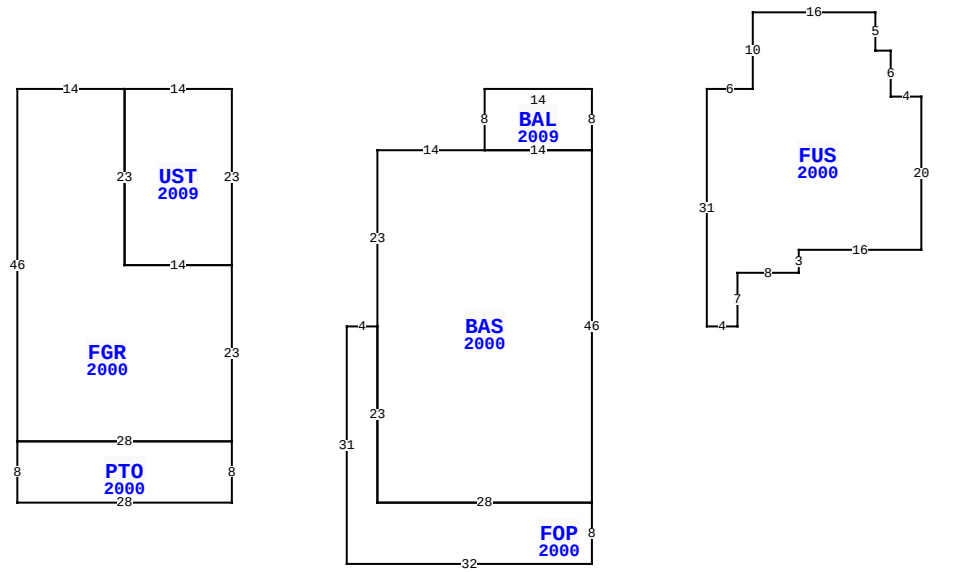
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	23	REINF CONC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	112	15	2009	17	2,752
BAS	1,288	100	2000	1,288	208,498
FGR	966	55	2000	531	85,957
FOP	348	30	2000	104	16,835
FUS	818	100	2000	818	132,416
PTO	224	5	2000	11	1,781
UST	322	45	2009	145	23,472
TOTALS	4,078			2,914	471,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,914	113.2089	178.87	521,227	2000	2005	0	0	0	9.50	90.50

1 SFR CUST – 100% - 2024 Heated Area: 2106 HX Base Yr 2024



1345 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		471,710
TOTAL MARKET OB/XF VALUE		17,906
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		939,616
SOH/AGL Deduction		0
ASSESSED VALUE		939,616
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		888,894
TOTAL JUST VALUE		939,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		919,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121772	REROOF W/METAL	11,300	08/22/2012
20042386	CIRCUIT FOR POOL	1,000	12/20/2004
20042171	SWIM POOL	23,000	11/17/2004
991077	NEW CONSTR	130,000	08/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/249	9/20/2023	TD	Q	I	01	1,180,000
GRANTOR: LESSIN LAWRENCE & JUD						
GRANTEE: COLLEY WILLIAM R &						
2335/0083	1/22/2020	WD	U	I	11	100
GRANTOR: LESSIN LAWRENCE S & J						
GRANTEE: LESSIN LAWRENCE & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=2009] W14S8 BAS 2000= W14 S23 FOP=[YR=2000] W4 S31 E32 N8 W28 N23 $ S23 E28 N46W14$E14N8$ PTR= E15 FUS=[YR=2000] E6 N10E16 S5 E2 S6 E4 S20 W16 S3 W8 S7 W4 N31 $ W15 $ PTR= W47 UST=[YR=2009] W14 FGR=[YR=2000] W14 S46 PTO=[YR=2000] S8 E28 N8 W28$ E28 N23W14N23$ S23E14N23$ E47$.

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	0962	SKYLIGHT	0	100	0	0	2.00	UT	250.00	250.00	100	2000	2000	3	77	385	
2	1241	WD DECK G	0	100	8	14	112.00	UT	11.50	11.50	100	2000	2000	3	27	348	
3	1241	WD DECK G	0	100	6	4	24.00	UT	14.38	14.38	100	2000	2000	3	27	93	
4	0810	CONCRETE A	0	100	0	0	174.00	SF	6.50	6.50	100	2000	2000	3	77	871	
5	0810	CONCRETE A	0	100	55	20	1,100.00	SF	6.50	6.50	100	2000	2000	3	77	5,506	
6	0866	POOL FIBER	0	100	0	0	372.00	SF	72.00	72.00	100	2005	2005	3	22	5,892	
7	0845	KOOL DECK	0	100	0	0	605.00	SF	7.25	7.25	100	2005	2005	3	84	3,684	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2005	2005	3	22	880	
9	0851	PATIO STON	0	100	50	3	150.00	SF	1.50	1.50	100	2005	2005	3	84	189	
10	1242	WD DECK A	0	100	4	6	24.00	SF	11.00	11.00	100	2005	2005	3	22	58	

TOTAL OB/XF 17,906

LAND DESCRIPTION

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	RES	100	0006	R-1	50.00	94.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	450,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS