BLOCK 4 LOT 2
INTERLACHEN-BY-THE-SEA PB 5/21

MCGUIRE THOMAS J
1426 FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1400-0004-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	03	Quality Level 03

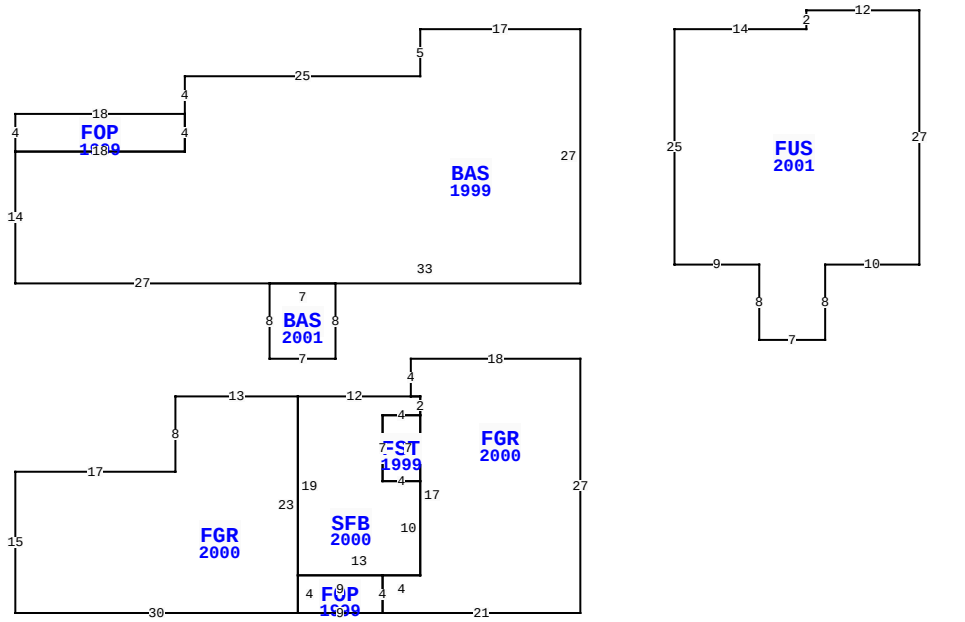
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,261	100	1999	1,261	292,751
BAS	56	100	2001	56	13,001
FGR	479	55	2000	263	61,057
FGR	554	55	2000	305	70,808
FOP	36	30	1999	11	2,554
FOP	72	30	1999	22	5,107
FST	28	55	1999	15	3,482
FUS	730	100	2001	730	169,475
SFB	219	80	2000	175	40,627
TOTALS	3,435			2,838	658,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,838	155.8138	246.19	698,687	1999	2012	0	0	0	5.70	94.30

1 SFR CUST – 100% - 2023 Heated Area: 2222 HX Base Yr 2023



1426 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		658,862
TOTAL MARKET OB/XF VALUE		43,587
TOTAL LAND VALUE - MARKET		1,900,000
TOTAL MARKET VALUE		2,602,449
SOH/AGL Deduction		435,521
ASSESSED VALUE		2,166,928
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		2,116,206
TOTAL JUST VALUE		2,602,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,272,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
DEMR-2025-0	DEMO EXISTING RES	25,000	05/28/2025
20100709	H/AC	2,000	05/03/2010
20012574	H/AC	1,000	11/30/2001
20012083	NEW CONSTR	11,000	09/19/2001
2004411	XFOB	1,000	11/28/2000
991491	NEW CONSTR	45,000	11/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2599/0609	10/27/2022	WD	Q	I	01	2,400,000
GRANTOR: PORTER GLORIA R						
GRANTEE: MCGUIRE THOMAS J						
0802/0126	8/05/1997	WD	Q	V		104,300
GRANTOR: MILLER J B						
GRANTEE: PORTER ALLEN B & GL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W17 S5 W25 S4 FOP=[YR=1999] W18 S4 E18 N4 $ S4 W18 S14 E27 BAS2001 =S8 E7 N8 W7 $ E33 N27 $ PTR= S35 FGR=[YR=2000] W18 S4 SFB=[YR=2000] W12 FGR=[YR=2000] W13 S8 W17 S15 E30 N23 $ S19 FOP=[YR=1999] S4 E9 N4 W9 $ E13 N10 W4 N7 E4 N2 W1 $ E1 S2 FST=[YR=1999] W4 S7 E4 N7 $ S17 W4 S4 E21 N27 $ N35 $ PTR= E10 FUS=[YR=2001] E14 N2 E12 S27 W10 S8 W7 N8 W9 N25 $ W10 $.

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	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200	
2	1241	WD DECK G	0	100	62	4	248.00	UT	15.53	15.53	100	2000	2000	3	27	1,040	
3	0416	DUNEWALKS	0	100	58	4	232.00	SF	15.00	15.00	100	1999	1999	3	20	696	
4	0858	SCULP CONC	0	100	0	0	2,537.00	SF	13.00	13.00	100	1999	1999	3	93	30,672	
5	1242	WD DECK A	0	100	4	8	32.00	SF	11.50	11.50	100	1999	1999	3	20	74	
6	1242	WD DECK A	0	100	20	3	60.00	SF	10.00	10.00	100	2001	2001	3	20	120	
7	0855	CONC PAVER	0	100	0	0	152.00	SF	5.00	5.00	100	2000	2000	3	77	585	
8	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2001	2001	3	100	10,200	

LAND DESCRIPTION

TOTAL OB/XF 43,587

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	RES OCEAN	100		R-1	100.00	85.00	100.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,900,000							

REVIEW DATE 01/22/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,900,000 Market: 0 Agricultural: 0 Common: 1,900,000 PRINTED 07/30/2025 BY SYS