

BLK 5 S1/2 OF LOT 4
IN OR 2042/1757
INTERLACHEN-BY-THE-SEA

LEISY WILLIAM D & LYNN M
3045 RIVERSIDE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1400-0005-0042



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	2.	2. 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	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1993	1,296	193,852
DCK	60	10	1993	6	898
DCK	432	10	1993	43	6,432
FCP	432	25	1993	108	16,154
FOP	60	30	1993	18	2,693
FOP	396	30	1993	119	17,799
STR	68	10	1993	7	1,047
STR	72	10	1993	7	1,047
UGR	468	45	1993	211	31,561
TOTALS	3,284			1,815	271,482

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	962.00	SF	6.50	6.50	2,376
2	0415	BEACHWALK	0	0	0	0	286.00	SF	5.75	5.75	329
3	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	384
4	0810	CONCRETE A	0	0	0	0	520.00	SF	6.50	6.50	1,099

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000120	C	RES OCEAN	0	0006	R-1	50.00	125.00	50.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,815	117.6000	185.81	337,245	1981	1985	0	0	19.50	80.50
1 SFR CUST - 0% - 0											
Heated Area: 1296											
HX Base Yr											

BLD DATE	03/21/2014	KK	LGL DATE	
XF DATE			LAND DATE	04/24/2025
INC DATE			AG DATE	MLU
1332 N FLETCHER AVE, FERNANDINA BEACH				

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		271,482	
TOTAL MARKET OB/XF VALUE		4,188	
TOTAL LAND VALUE - MARKET		950,000	
TOTAL MARKET VALUE		1,225,670	
SOH/AGL Deduction		286,093	
ASSESSED VALUE		939,577	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		939,577	
TOTAL JUST VALUE		1,225,670	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,063,794	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101168	H/AC	4,500	07/19/2010
20081658	REPAIR/RRF	2,500	11/05/2008
6197	REMODEL	3,000	10/02/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2042/1757	4/29/2016	WD	Q	I	01	720,000	
GRANTOR: LANG HUBERT W III ETA							
GRANTEE: LEISY WILLIAM D & L							
1002/1631	8/13/2001	WD	Q	I	01	110,000	
GRANTOR: LANG MARCUS							
GRANTEE: LANG HUBERT III & J							

BUILDING NOTES											
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BUILDING DIMENSIONS											
DCK=[YR=1993] W36 S12 BAS=[YR=1993] S36 E12 FOP=[YR=1993] S5 STR=[YR=1993] S6 DCK=[YR=1993] S5 E12 N5 W12\$ E12 N6 W12 \$ E12 N5 W12\$ E24 N23 STR=[YR=1993] E4 N17 W4 S17\$ N13 W36 \$ E36 N12 \$ PTR= E15 UGR=[YR=1993] E13 FOP=[YR=1993] E11 FCP=[YR=1993] E12 S36 W12 N36 \$ S36 W11 N36 \$ S36 W13 N36 \$ W15 \$.											