

BLOCK 7 E75 FT OF LOT 1
IN OR 1218/345 & OR 1636/968
INTERLACHEN BY THE SEA PB 5/21

HAMILTON HOLLY L
1521 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1400-0007-0011



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 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1056.00
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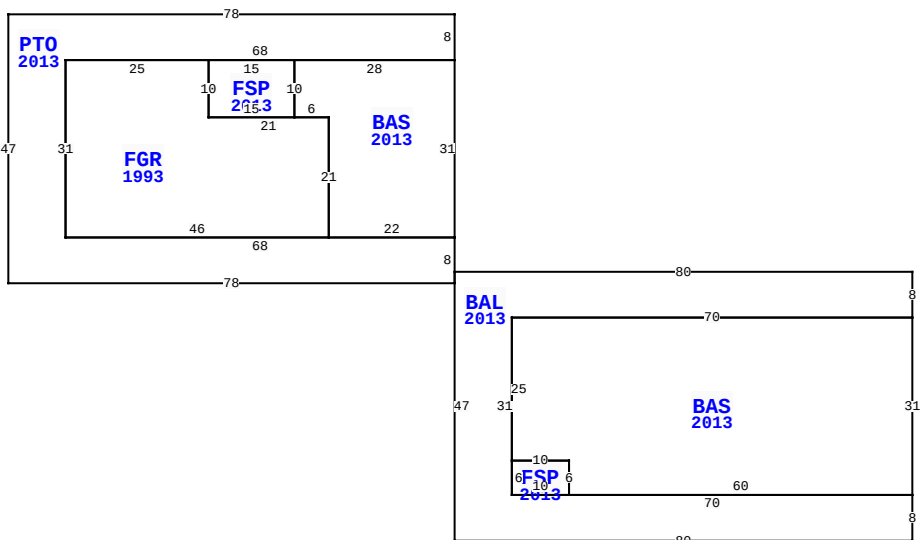
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	1,590	15	2013	238	22,179
BAS	742	100	2013	742	69,148
BAS	2,110	100	2013	2,110	196,632
FGR	1,216	55	1993	669	62,345
FSP	60	40	2013	24	2,236
FSP	150	40	2013	60	5,591
PTO	1,558	5	2013	78	7,269

TOTALS	7,426			3,921	365,400
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	1,058.00	SF	6.50
2	0810	CONCRETE A	0	100	0	0	116.00	SF	6.50
3	0476	VF 6 SBPL	0	100	0	0	115.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	100.00	75.00	100.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,921	105.3000	105.30	412,881	1982	2000	0	0	11.50	88.50
1 SINGLE FAM - 100% - 2005 Heated Area: 2852 HX Base Yr 2005											



1521 N FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	1,058.00	SF	6.50	6.50	100	1983	1983	3	38	2,613	
2	0810	CONCRETE A	0	100	0	0	116.00	SF	6.50	6.50	100	1983	1983	3	38	287	
3	0476	VF 6 SBPL	0	100	0	0	115.00	LF	32.00	32.00	100	2013	2013	3	83	3,054	

TOTAL OB/XF															5,954		
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL					
	R-1	100.00	75.00	100.00	FF		1.00	1.00	0.75	19,000.00	14,250.00	1,4					

NASSAU COUNTY PROPERTY										PAGE 1 of 1				2
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 2										Tax Dist:				
BUILDING MARKET VALUE										365,400				
TOTAL MARKET OB/XF VALUE										5,954				
TOTAL LAND VALUE - MARKET										1,425,000				
TOTAL MARKET VALUE										1,796,354				
SOH/AGL Deduction										1,326,896				
ASSESSED VALUE										469,458				
TOTAL EXEMPTION VALUE										50,722				
BASE TAXABLE VALUE										418,736				
TOTAL JUST VALUE										1,796,354				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										1,555,366				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131481	NEW CONSTR	1,000	06/26/2013
20131246	H/AC	8,598	06/04/2013
20130426	REPAIR STORM DAMA	100,000	01/03/2013
20121647	REPAIR/RRF	5,000	08/13/2012
20120399	REMODEL	4,850	03/09/2012
20011826	MECH OTHER	0	08/09/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1636/0968	8/20/2009	QC	U	I	11	159,500			
GRANTOR: SHAVER STEFANIE L									
GRANTEE: HAMILTON HOLLY L									
1218/0345	3/26/2004	WD	Q	I		440,000			
GRANTOR: WILLIAMS J ERNEST									
GRANTEE: SHAVER STEFANIE L &									

BUILDING NOTES									
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BUILDING DIMENSIONS
PTO=[YR=2013] W78 S47 E78 N8 BAS=[YR=2013] N31 W28
FSP=[YR=2013] W15 FGR=[YR=1993] W25 S31 E46 N21 W21 N10\$ S10
E15 N10\$ S10 E6 S21 E22\$ W68 N31 E68 N8\$ PTR=S45
BAL=[YR=2013] E80S8 BAS=[YR=2013] S31 W60 FSP=[YR=2013] W10
N6 E10 S6\$ N6 W10 N25 E70\$ W70 S31 E70 S8 W80 N47\$N45\$.