BLOCK 7 S1/2 OF LOT 3
INTERLACHEN BY THE SEA PB 5/21

CLARK JOHN DEMUTH & MARISSA EVERLY
1531 N FLECTHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1400-0007-0032

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	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06

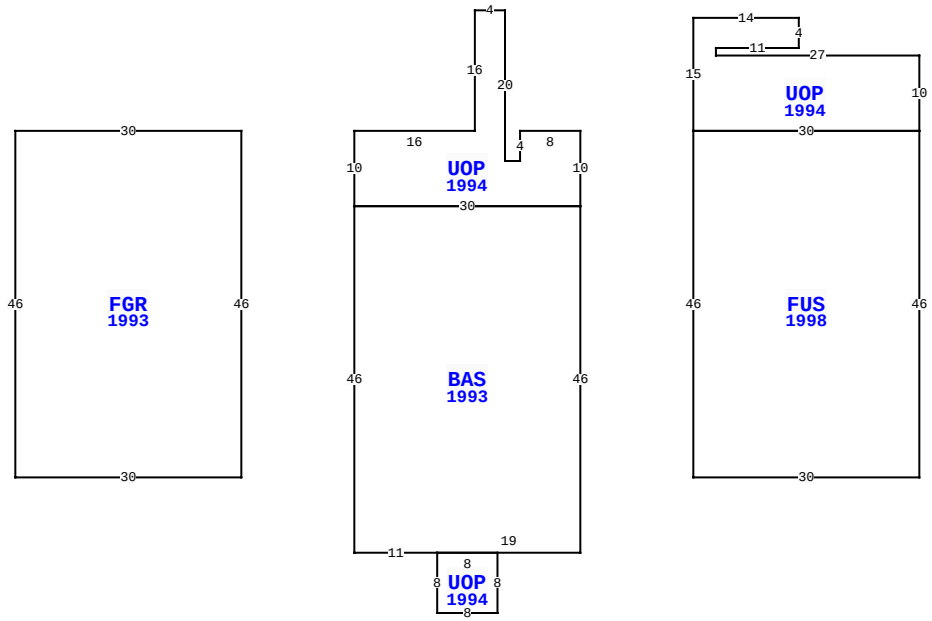
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1056.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1993	1,380	215,702
FGR	1,380	55	1993	759	118,636
FUS	1,380	100	1998	1,380	215,702
UOP	64	20	1994	13	2,032
UOP	356	20	1994	71	11,098
UOP	359	20	1994	72	11,254
TOTALS	4,919			3,675	574,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,675	122.1300	192.97	709,165	1986	1986	0	0	0	19.00	81.00

1 SFR CUST – 0% - 2025 Heated Area: 2760 HX Base Yr



1531 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	09/17/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	574,424
TOTAL MARKET OB/XF VALUE	11,537
TOTAL LAND VALUE - MARKET	950,000
TOTAL MARKET VALUE	1,535,961
SOH/AGL Deduction	0
ASSESSED VALUE	1,535,961
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,535,961
TOTAL JUST VALUE	1,535,961
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,552,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131000	200 AMP METER REP	0	05/07/2013
20130524	REPLACE STUCCO 3	0	03/08/2013
20122300	REPLACE SIDING	8,800	11/09/2012
20122157	SLIDE DOORS & STU	22,700	10/18/2012
20121208	4'BLACK ALUM.FEN	0	06/20/2012
20120122	REPLACE WATER HEA	500	01/24/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/1932	6/03/2024	WD	Q	I	01	1,600,000
GRANTOR: WEATHERS BEVERLY						
GRANTEE: CLARK JOHN DEMUTH &						
1965/0330	2/26/2015	WD	Q	I	02	875,000
GRANTOR: GAW ISABEL O'B						
GRANTEE: WEATHERS BEVERLY						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1994] W8 S4 W2 N20 W4 S16 W16 S10 BAS=[YR=1993] S46 E11 UOP=[YR=1994] S8 E8 N8 W8$ E19 N46 W30$ E30 N10$ PTR=W45 FGR=[YR=1993] W30 S46 E30 N46 $ E45 $ PTR= E15 UOP=[YR=1994] N15 E14 S4 W11 S1 E27 S10 FUS=[YR=1998] S46W30 N46 E30 $ W30$ W15 $.

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	0	0	0	1,913.00	SF	6.50	6.50	100	1986	1986	3	47	5,844	
2	0810	CONCRETE A	0	0	5	4	20.00	SF	6.50	6.50	100	1986	1986	3	47	61	
3	0462	ST/AL FNC	0	0	0	0	880.00	SF	10.00	10.00	100	2012	2012	3	64	5,632	

LAND DESCRIPTION

TOTAL OB/XF 11,537

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	0	0006	R-1	50.00	150.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS