

BLOCK 7 LOT 8 (EX N1/2)
IN OR 2262/781
INTERLACHEN-BY-THE-SEA PB 5/21

COOK MICHAEL H LIVING TRUST/SADLER SUSAN ELIZABETH
1613 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1400-0007-0080



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	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	02	WOOD FRAME 100
Stories		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	1056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	1993	1,256	196,482
DKC	540	10	1993	54	8,448
DKC	452	10	2004	45	7,039
FGR	1,176	55	1993	647	101,213
FOP	72	30	1993	22	3,442
FST	120	55	1993	66	10,324
PTO	40	5	2004	2	313
SFB	480	80	2004	384	60,071

TOTALS	4,136			2,476	387,333
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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	792.00	SF	6.50
2	0810	CONCRETE A	0	100	51	40	2,040.00	SF	6.50
3	0810	CONCRETE A	0	100	6	6	36.00	SF	6.50
4	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50

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	50.00	150.00	50.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,476	113.8032	179.81	445,210	1988	1998	0	0	0 13.00	87.00
1 SFR CUST - 100% - 2022											
Heated Area: 1640											
HX Base Yr 2022											
1613 N FLETCHER AV, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/07/2025 MLU											

TOTAL OB/XF											
13,013											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		387,333	
TOTAL MARKET OB/XF VALUE		13,013	
TOTAL LAND VALUE - MARKET		950,000	
TOTAL MARKET VALUE		1,350,346	
SOH/AGL Deduction		617,449	
ASSESSED VALUE		732,897	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		682,175	
TOTAL JUST VALUE		1,350,346	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,183,232	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041630	REPAIR/RRF	3,000	09/10/2004
20002805	XFOB	3,500	04/26/2000
20002490	XFOB	900	03/21/2000
19990315	REMODEL	19,000	04/29/1999
19984454	XFOB	5,000	12/27/1998
4618B	N/A	53,500	12/30/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2262/0800	3/05/2019	WD	U	I	11
GRANTOR: COOK MICHAEL H					
GRANTEE: COOK MICHAEL H LIVI					
2262/0781	3/05/2019	WD	U	I	11
GRANTOR: COOK MICHAEL H					
GRANTEE: COOK MICHAEL H LIVI					

BUILDING NOTES											
FST=[YR=1993] W15 S8 E15 N8 \$ FGR=[YR=1993] N10 W26 S36 E36											
N36 W10 S18 W15 N8 E15 \$ PTR= E20 DCK=[YR=2004] E40 S10											
BAS=[YR=1993] S36 DCK=[YR=1993] S12 W40 N27 FOP=[YR=1993]											
N8 E9 S8 W9 \$ E4 S15 E36 \$ W36 N15 E5 N8 W5 N13 E36 \$ W36 S13											
W4 N23 \$ W20 \$ PTR= N20 SFB=[YR=2004] N20 W24 S8											
PTO=[YR=2004] W4 S10 E4 N10 \$ S12 E24 \$ S20 \$.											