

BLOCK 7A LOT 12
IN OR 2252/1957
INTERLACHEN-BY-THE-SEA-REPLAT

PURKO PETER MICHAEL & KELLY ANNE
1655 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1401-007A-0120



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				2											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																						
Exterior Wall	23	REINF CONC 100								0900	11	3,764	142.6464	188.29	708,724	2007	2007		0	0	0	8.50	91.50	VALUATION BY												STANDARD									
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2021												Heated Area: 2724												HX Base Yr 2021											
Roof Cover	03	COMP SHNGL 100																							BUILDING MARKET VALUE												648,482								
Interior Wall	05	DRYWALL 100																							TOTAL MARKET OB/XF VALUE												89,200								
Interior Floo	15	HARDTILE 60																							TOTAL LAND VALUE - MARKET												540,000								
Interior Floo	14	CARPET 40																							TOTAL MARKET VALUE												1,277,682								
Air Condition	03	CENTRAL 100																							SOH/AGL Deduction												336,530								
Heating Type	04	AIR DUCTED 100																							ASSESSED VALUE												941,152								
Bedrooms	04	3 100								TOTAL EXEMPTION VALUE												50,722																							
Bathrooms		3.5 100								BASE TAXABLE VALUE												890,430																							
Frame		REIN CONC 100								TOTAL JUST VALUE												1,277,682																							
Stories	3.	3. 100								NCON VALUE												0																							
Units		0 100								INCOME VALUE												1,248,714																							
Quality										03 Quality Level 03													PREVIOUS YEAR MKT VALUE																						
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	** This building has 14 Sub-Areas 1655 N FLETCHER AVE, FERNANDINA BEACH <table><tr><td>BLD DATE</td><td>08/30/2013</td><td>KK</td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td></td><td>LAND DATE</td><td></td></tr><tr><td>INC DATE</td><td></td><td></td><td>AG DATE</td><td></td></tr></table>																	BLD DATE	08/30/2013	KK	LGL DATE		XF DATE			LAND DATE		INC DATE			AG DATE									
BLD DATE	08/30/2013	KK	LGL DATE																																										
XF DATE			LAND DATE																																										
INC DATE			AG DATE																																										
BAL	288	15	2007	43	7,408																																								
BAS	224	100	2007	224	38,592																																								
FEP	196	80	2007	157	27,049																																								
FGR	544	55	2007	299	51,514																																								
FOP	240	30	2007	72	12,405																																								
FOP	240	30	2007	72	12,405																																								
FOP	528	30	2007	158	27,221																																								
FST	20	55	2007	11	1,895																																								
FST	48	55	2007	26	4,480																																								
FST	336	55	2007	185	31,873																																								
TOTALS	5,429			3,764	648,482																																								
EXTRA FEATURES										1655 N FLETCHER AVE, FERNANDINA BEACH																																			
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	1130	REINFR 6	0	100	70	6	420.00	SF	8.63	8.63	100	2007	2007	3	96	3,478																													
2	0810	CONCRETE A	0	100	55	22	1,210.00	SF	6.50	6.50	100	2007	2007	3	87	6,843																													
3	0810	CONCRETE A	0	100	10	6	60.00	SF	6.50	6.50	100	2007	2007	3	87	339																													
4	1242	WD DECK A	0	100	3	7	21.00	SF	15.00	15.00	100	2007	2007	3	27	85																													
5	0861	POOL GUNIT	0	100	0	0	648.00	SF	85.00	85.00	100	2022	2022	3	95	52,326																													
6	0855	CONC PAVER	0	100	0	0	1,803.00	SF	10.00	10.00	100	2022	2022	3	99	17,850																													
7	0476	VF 6 SBPL	0	100	0	0	264.00	LF	32.00	32.00	100	2022	2022	3	98	8,279																													
LAND DESCRIPTION										TOTAL OB/XF													89,200																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		R-1	75.00	155.00	75.00	FF		1.00	1.00	0.80	9,000.00	7,200.00	540,000																												