

BLOCK 7A LOT 14 (EX S1/2)
IN OR 909/1204 & OR 2167/1252
INTERLACHEN-BY-THE-SEA-REPLAT

KING GENE K JR & SUE M
1719 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1401-007A-0141



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2														
Exterior Wall	10	ABOVE AVG 60	0900	01	2,289	115.4440	152.39	348,821	1981	1995	0	0	0	14.20	85.80	VALUATION SUMMARY													
Exterior Wall	16	WD FR STUC 40	1 SNGL FAM - 100% - 2021													Heated Area: 1512													
Roof Structure	03	GABLE/HIP 100	HX Base Yr 2021													VALUATION BY													
Roof Cover	03	COMP SHNGL 100														Tax Group: 2													
Interior Wall	05	DRYWALL 100														Tax Dist:													
Interior Floor	11	CLAY TILE 60														BUILDING MARKET VALUE													
Interior Floor	14	CARPET 40														TOTAL MARKET OB/XF VALUE													
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET													
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE													
Bedrooms	3	100														SOH/AGL Deduction													
Bathrooms	2	100														ASSESSED VALUE													
Frame	07	SPECIAL 100														TOTAL EXEMPTION VALUE													
Stories	3.	3. 100														BASE TAXABLE VALUE													
Units	0	100														TOTAL JUST VALUE													
BUD8 Adjustme	02	DIST FB 100														NCON VALUE													
Occupancy	00	NONE 100														INCOME VALUE													
Quality	03	Quality Level 03														PREVIOUS YEAR MKT VALUE													
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA																											
NEIGHBORHOOD/LOC		1056.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAL	117	15	1993	18	2,353																								
BAL	324	15	1993	49	6,407																								
BAL	96	15	1995	14	1,830																								
BAS	1,008	100	1993	1,008	131,797																								
FEP	128	80	2004	102	13,337																								
FUS	504	100	1993	504	65,899																								
STR	52	10	1995	5	654																								
UGR	1,008	45	1993	454	59,361																								
UOP	324	20	1993	65	8,498																								
UOP	350	20	1993	70	9,152																								
TOTALS	3,911			2,289	299,288																								
EXTRA FEATURES					1719 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	0810	CONCRETE A	0	100	0	0	1,985.00	SF	6.50	6.50	100	1983	1983	3	38	4,903													
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	46.5	1,628													
3	0810	CONCRETE A	0	100	8	21	168.00	SF	6.50	6.50	100	1984	1984	3	41	448													
4	0861	POOL GUNIT	0	100	0	0	505.00	SF	85.00	85.00	100	1995	1995	3	20	8,585													
5	0845	KOOL DECK	0	100	0	0	1,175.00	SF	7.25	7.25	100	1995	1995	3	68	5,793													
6	0350	CARPORT WD	0	100	0	0	120.00	SF	9.36	9.36	100	1995	1995	3	20	225													
7	0820	WOOD WALK	0	100	13	8	104.00	SF	11.75	11.75	100	1995	1995	3	40	489													
8	1242	WD DECK A	0	100	3	4	12.00	SF	10.00	10.00	100	1990	1990	3	20	24													
TOTAL OB/XF 22,095																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000100	C	RES	100	0006	R-1	50.00	150.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	450,000												
REVIEW DATE 01/14/2022 BY TWA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS																													