BLOCK 7A S1/2 OF LOT 15
INTERLACHEN-BY-THE-SEA-REPLAT
PB 4/10

SLATER ANDREW & LORRAINE
1727 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1401-007A-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

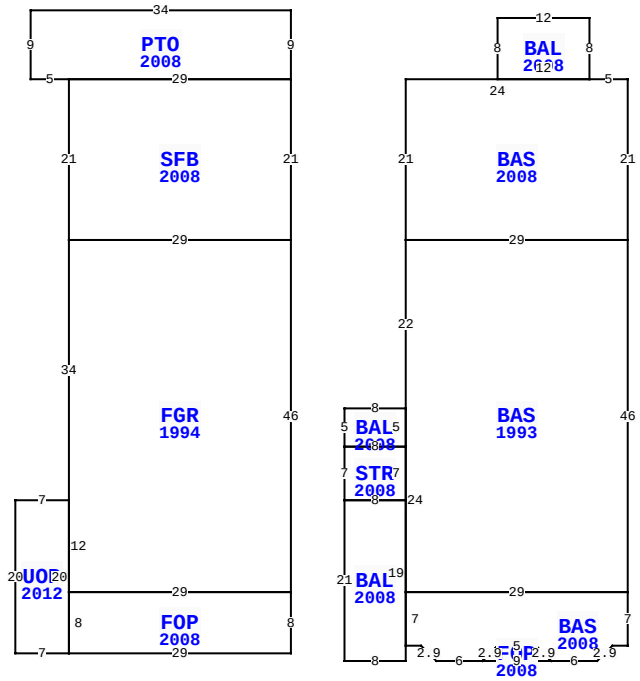
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	07	SPECIAL 100
Stories	2.	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
NEIGHBORHOOD/LOC	1056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	40	15	2008	6	749
BAL	96	15	2008	14	1,748
BAL	168	15	2008	25	3,121
BAS	1,334	100	1993	1,334	166,544
BAS	235	100	2008	235	29,339
BAS	609	100	2008	609	76,031
FGR	1,334	55	1994	734	91,637
FOP	14	30	2008	4	499
FOP	232	30	2008	70	8,739
PTO	306	5	2008	15	1,873
TOTALS	5,173			3,567	445,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,567	111.6000	147.31	525,455	1981	1991	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 2021 Heated Area: 2665 HX Base Yr 2021



** This building has 13 Sub-Areas

1727 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		445,323
TOTAL MARKET OB/XF VALUE		6,317
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		901,640
SOH/AGL Deduction		270,409
ASSESSED VALUE		631,231
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		580,509
TOTAL JUST VALUE		901,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		879,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0713	RPLC REAR DECK	10,000	01/09/2025
20101681	ELEC OTHER	450	09/27/2010
20052575	ADD BACK PORCH	2,000	08/30/2005
20052550	GAS PIPING -FIREP	0	08/29/2005
20051458	~2200 SF FRONT/RE	72,000	03/23/2005
20051035	120/240/ 1 PH	1,000	01/11/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/1071	10/29/2020	WD	Q	I	01	615,714
GRANTOR: ELLIOTT & SLACK LIVIN						
GRANTEE: SLATER ANDREW & LOR						
2055/0040	6/06/2016	QC	U	I	11	100
GRANTOR: ELLIOTT RICHARD YOUNG						
GRANTEE: ELLIOTT & SLACK LIV						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2008] W34S9E5 SFB=[YR=2008] S21 FGR=[YR=1994] S34 UOP=[YR=2012] W7S20E7 FOP=[YR=2008] E29N8W29S8$ N20$ S12 E29N46W29$ E29N21W29$ E29N9$ PTR=E15S9 BAS=[YR=2008] S21 BAS=[YR=1993] S22 BAL=[YR=2008] W8S5 STR=[YR=2008] S7 BAL=[YR=2008] S21E8N2 BAS=[YR=2008] E2 D2 R2 R2 E6 FOP=[YR=2008] E9 U2 L2 W5 D2 L2 $ U2 R2 E5 R2 D2 E6 U2 R2 E2N7 W29S7$ N19W8$ E8N7W8$ E8N5$ S24E29N46W29$E29N21 W5 BAL=[YR=2008] N8W12S8E12$ W24$ N9W15 $.

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	100	0	0	1,417.00	SF	6.50	6.50	100	1981	1981	3	32.5	2,993	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
3	0810	CONCRETE A	0	100	10	7	70.00	SF	6.50	6.50	100	1981	1981	3	32.5	148	
4	1242	WD DECK A	0	100	3	4	12.00	SF	11.00	11.00	100	2006	2006	3	24	32	
5	0810	CONCRETE A	0	100	61	4	244.00	SF	6.50	6.50	100	2006	2006	3	86	1,364	

LAND DESCRIPTION

TOTAL OB/XF 6,317

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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS