BLOCK 7A N1/2 OF LOT 15
INTERLACHEN-BY-THE-SEA-REPLAT
PB 4/10

PENDLETON PATRICIA M
1729 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1401-007A-0151

BUILDING CHARACTERISTICS

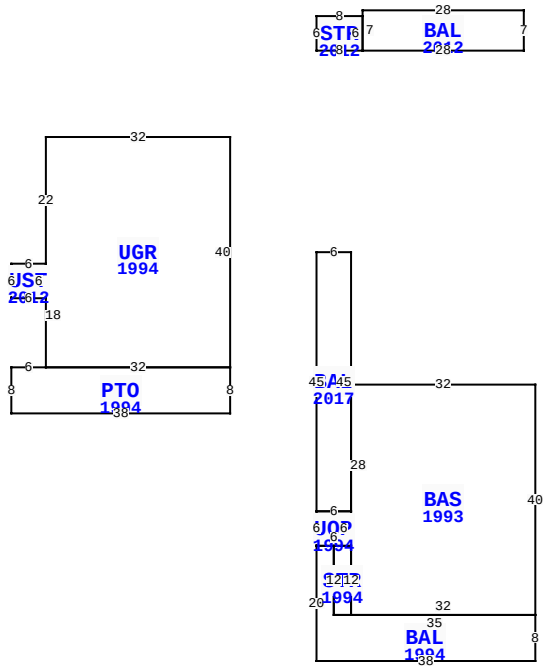
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	340	15	1994	51	7,193
BAL	196	15	2012	29	4,090
BAL	270	15	2017	40	5,642
BAS	1,280	100	1993	1,280	180,535
PTO	304	5	1994	15	2,116
STR	36	10	1994	4	564
STR	48	10	2012	5	705
UGR	1,280	45	1994	576	81,240
UOP	36	20	1994	7	988
UST	36	45	2012	16	2,257
TOTALS	3,826			2,023	285,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,023	120.7360	159.37	322,406	1981	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2022 Heated Area: 1280 HX Base Yr 2022



1729 N FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		447,040
TOTAL MARKET OB/XF VALUE		15,963
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		913,003
SOH/AGL Deduction		170,574
ASSESSED VALUE		742,429
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		691,707
TOTAL JUST VALUE		913,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		891,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172742	2NDSTYDECK	8,000	09/01/2017
20132784	REPAIR/RRF	1,800	12/10/2013
20121219	H/AC	2,800	06/22/2012
20041387	REPAIRS TO DECK	6,000	07/30/2004
20011228	RE-ROOF	4,000	05/30/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2470/0917	6/14/2021	WD	Q	I	02	858,200
GRANTOR: BELL ROBERT G & VIBEK						
GRANTEE: PENDLETON PATRICIA						
1892/1090	11/29/2013	WD	Q	I	02	430,000
GRANTOR: BOYD ROY J JR						
GRANTEE: BELL ROBERT G & VIB						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1994] W32S22 UST=[YR=2012] W6S6E6 N6$ S18
PTO=[YR=1994] W6S8E38N8W32$ E32N40$ PTR=E15 S20 BAL=[YR=2017]
S45 UOP=[YR=1994] S6 BAL=[YR=1994] S20E38 N8 BAS=[YR=1993]
N40 W32 S28 STR=[YR=1994] W3 S12 E3 N12$ S12 E32 $ W35 N12
W3$ E6 N6 W6$ E6 N45 W6$ W15 N20$ PTR=E15N15 STR=[YR=2012] E8
BAL=[YR=2012] E28N7W28S7$ N6W8S6$ S15W15$.

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	0855	CONC PAVER	0	100	0	0	2,086.00	SF	7.00	7.00	100	2013	2013	3	93	13,580	
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	70	2	140.00	SF	6.50	6.50	100	2004	2004	3	83	755	

LAND DESCRIPTION

TOTAL OB/XF 15,963

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 09/17/2019 BY DJX Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS

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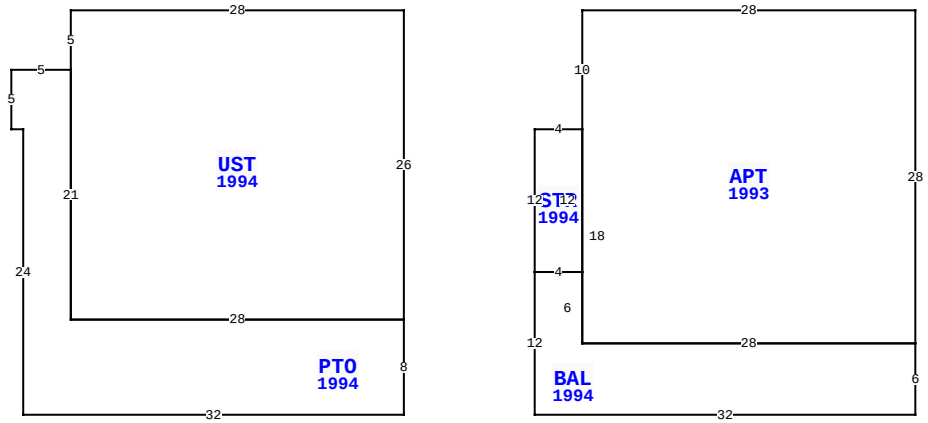
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	784	100	1993	784	108,732
BAL	216	15	1994	32	4,438
PTO	345	5	1994	17	2,358
STR	48	10	1994	5	694
UST	728	45	1994	328	45,490
TOTALS	2,121			1,166	161,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,166	118.7200	156.71	182,724	1982	2001	0	0	0	11.50	88.50

2 SNGL FAM – 0% - 2022 Heated Area: 784 HX Base Yr 2022



1729 N FLETCHER AVE, FERNANDINA BEACH

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GRANTOR: BOYD ROY J JR						
GRANTEE: BELL ROBERT G & VIB						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1994] W28S5 PTO=[YR=1994] W5S5E1 S24E32N8W28N21$ S21E28N26$ PTR=E15 APT=[YR=1993] S10 STR=[YR=1994] W4 S12 BAL=[YR=1994] S12E32N6W28N6W4$ E4N12$ S18E28N28W28$ W15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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