BLOCK 7A LOT 9A (EX W55 FT)
IN OR 2693/1892
INTERLACHEN-BY-THE-SEA REPLAT

SEBAN DONALD & MARILYN FAMILY TRUST/SEBAN DONALD F
1619 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1401-007A-09A1

BUILDING CHARACTERISTICS

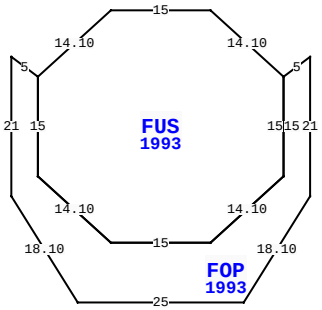
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	23	REINF CONC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	04	REIN CONC 100
Stories	2.	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	

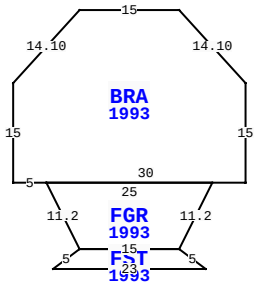
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BRA	800	100	1993	800	112,578
FGR	200	55	1993	110	15,479
FOP	567	30	1993	170	23,923
FST	57	55	1993	31	4,362
FUS	1,075	100	1993	1,075	151,276
TOTALS	2,699			2,186	307,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,186	132.4323	174.81	382,135	1972	1985	0	0	0	19.50	80.50

1 SNGL FAM – 63.4% - 2005 Heated Area: 1875 HX Base Yr 2005





1619 N FLETCHER AVE U&D, FERNANDINA BEACH

BLD DATE	07/15/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		307,619
TOTAL MARKET OB/XF VALUE		3,149
TOTAL LAND VALUE - MARKET		744,000
TOTAL MARKET VALUE		1,054,768
SOH/AGL Deduction		661,515
ASSESSED VALUE		393,253
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		342,531
TOTAL JUST VALUE		1,054,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,040,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140050	REPAIR/RRF	7,000	01/09/2014
20033993	REMODEL	2,000	10/13/2003
10509A	REMODEL	8,000	05/27/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2693/1892	1/18/2024	QC	U	I	11	100
GRANTOR: SEBAN DONALD F & MARI						
GRANTEE: SEBAN DONALD & MARI						
0880/0711	4/26/1999	WD	Q	I		272,500
GRANTOR: BENNETT THOMAS P & MA						
GRANTEE: SEBAN DONALD F & MA						

BUILDING NOTES

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	1,766.00	SF	6.50	6.50	100	1972	1972	3	22	2,525	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1972	1972	3	31.2	624	

BUILDING DIMENSIONS

FUS=[YR=1993;ORIG=0,0] U10L11 W15 D10L11 S15 D10R11 E15 U10R11 N15 $
BRA=[YR=1993;ORIG=0,60] U11L10 W15 D11L10 S15 E5 E30 N15 $
FOP=[YR=1993;ORIG=-37,0] U3L4 S21 D16R10 E25 U16R10 N21 D3L4 S15 D10L11 W15 U10L11 N15 $
FGR=[YR=1993;ORIG=-30,75] D10R5 E15 U10R5 W25 $
FST=[YR=1993;ORIG=-25,85] D3L4 E23 U3L4 W15 $
PTR=[ORIG=0,0] S60 N60 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,149

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	62.00	95.00	62.00	FF		1.00	1.00	1.00	12,000.00	12,000.00	744,000							

REVIEW DATE 01/11/2024 BY TWA Total Acres: 0.00 Total Land Value: 744,000 Market: 0 Agricultural: 0 Common: 744,000 PRINTED 07/30/2025 BY SYS