

BLK 8A PT OF LOT 2
IN OR 2717/646
INTERLACHEN-BY-THE-SEA-REPLAT

GEFFROY MARE & MARY
1660 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1401-008A-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	66	100	1993	66	21,794
BAS	1,752	100	1993	1,752	578,520
FGR	650	55	1993	358	118,213
FOP	12	30	2009	4	1,321
FUS	1,716	100	1993	1,716	566,633
FUS	60	100	2009	60	19,813
PTO	224	5	1993	11	3,633
TOTALS	4,480			3,967	1,309,926

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	0	35	4	140.00	SF	6.50	6.50	100	1973	1973	3	23	209	
2	1241	WD DECK G	0	0	0	0	340.00	UT	17.25	17.25	100	2009	2009	3	52	3,050	
3	0810	CONCRETE A	0	0	72	16	1,152.00	SF	6.50	6.50	100	1998	1998	3	73	5,466	
4	0416	DUNEWALKS	0	0	4	93	372.00	SF	15.00	15.00	100	2009	2009	3	35	1,953	
5	1242	WD DECK A	0	0	3	10	30.00	SF	10.00	10.00	100	1998	1998	3	20	60	
6	0409	ELEVATOR R	0	0	0	0	1.00	UT	12,750.00	12,750.00	100	2009	2009	3	100	12,750	

LAND DESCRIPTION			TOTAL OB/XF 23,488														
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	000120	C	RES OCEAN	0	0006	R-1	50.00	235.00	50.00	FF		1.00	1.00	1.25	19,000.00	23,750.00	1,187,500

MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY				PAGE 1 of 1		2									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
0500	12	3,967	224.7210	355.06	1,408,523	1973	2010	0	0	0	7.00	93.00	STANDARD															
1 SFR CUST - 0% - 2025												Heated Area: 3594																
																		HX Base Yr										