BLOCK 8A S1/2 OF LOT 7
INTERLACHEN-BY-THE-SEA-REPLAT
PB 4/10

THE MACGILLIVRAY TRUST/MACGILLIVRAY MATTISON JOHN
1738 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1401-008A-0072

NASSAU COUNTY PROPERTY

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

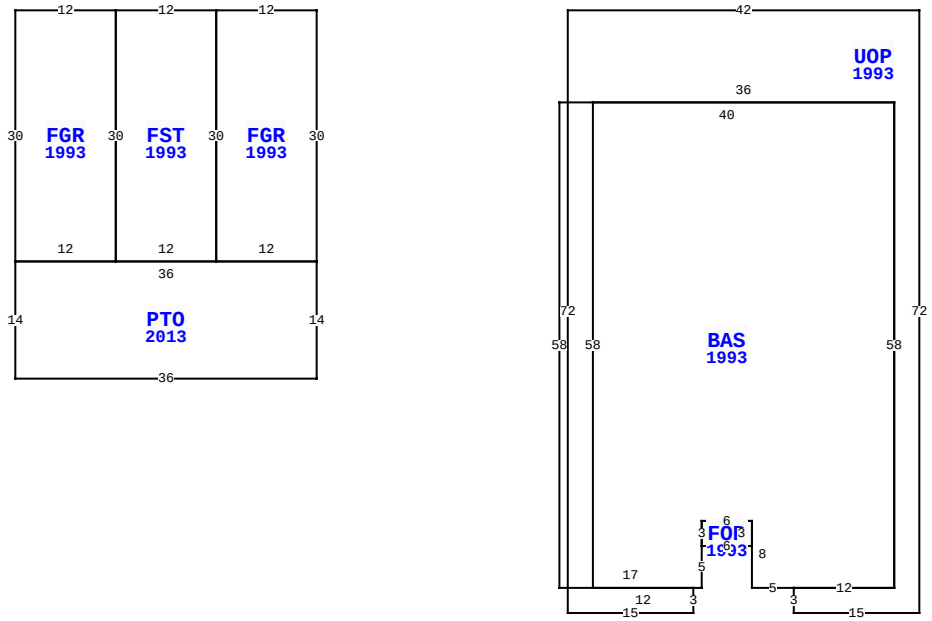
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,272	100	1993	2,272	310,878
FGR	360	55	1993	198	27,092
FGR	360	55	1993	198	27,092
FOP	18	30	1993	5	684
FST	360	55	1993	198	27,092
PTO	504	5	2013	25	3,421
UOP	900	20	1993	180	24,629
TOTALS	4,774			3,076	420,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,076	106.2600	167.89	516,430	1987	1987	0	0	0	18.50	81.50

1 SFR CUST – 0% - 0 Heated Area: 2272 HX Base Yr



1738 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	420,890
TOTAL MARKET OB/XF VALUE	8,248
TOTAL LAND VALUE - MARKET	1,187,500
TOTAL MARKET VALUE	1,616,638
SOH/AGL Deduction	285,122
ASSESSED VALUE	1,331,516
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,331,516
TOTAL JUST VALUE	1,616,638
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,210,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040669	REPAIR/RRF	2,000	04/06/2004
BP 4210	N/A	109,000	06/16/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2749/839	10/31/2024	SW	U	I	11	100
GRANTOR: MACGILLIVRAY TERESA &						
GRANTEE: THE MACGILLIVRAY TR						
2452/1530	4/15/2021	WD	Q	I	01	1,295,000
GRANTOR: RAYNOR MICHAEL S & EM						
GRANTEE: MACGILLIVRAY TERESA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W12 FST=[YR=1993] W12 FGR=[YR=1993] W12 S30 PTO=[YR=2013] S14 E36 N14 W36 $ E12 N30 $ S30 E12 N30 $ S30 E12 N30 $ PTR= E30 UOP=[YR=1993] E42 S72 W15 N3 BAS=[YR=1993] E12 N58 W40 S58 E17 N5 FOP=[YR=1993] E6 N3 W6 S3 $ N3 E6 S8 E5$E12 N58W36S58 E12 S3 W15 N72 $ W30 $.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	
2	0811	CONCRETE B	0	0	0	0	984.00	SF	5.20	5.20	100	1987	1987	3	49.5	2,533	
3	0810	CONCRETE A	0	0	26	11	286.00	SF	6.50	6.50	100	2008	2008	3	88	1,636	
4	0416	DUNEWALKS	0	0	0	0	436.00	SF	30.00	30.00	100	1987	1987	3	20	2,616	
5	0810	CONCRETE A	0	0	6	3	18.00	SF	6.50	6.50	100	2008	2008	3	88	103	
6	1242	WD DECK A	0	0	0	0	80.00	SF	10.00	10.00	100	1987	1987	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 8,248

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	000120	C	RES OCEAN	0		R-1	50.00	211.00	50.00	FF		1.00	1.00	1.25	19,000.00	23,750.00	1,187,500							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,187,500 Market: 0 Agricultural: 0 Common: 1,187,500 PRINTED 07/30/2025 BY SYS