BLOCK 5 LOT S 60 FT OF 5
IN OR 2501/1162
OCEAN CITY N PB 2/38

LENTJES CURTIS E/LENTJES LINDA S
P O BOX 15310
FERNANDINA BEACH, FL 32035

2025

00-00-31-1520-0005-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

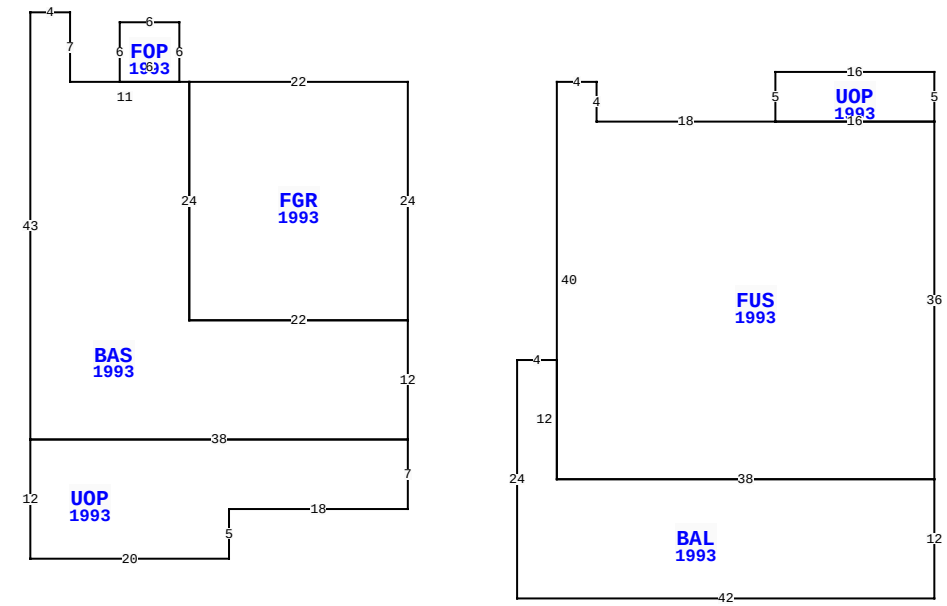
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	552	15	1993	83	10,304
BAS	868	100	1993	868	107,759
FGR	528	55	1993	290	36,002
FOP	36	30	1993	11	1,365
FUS	1,384	100	1993	1,384	171,818
UOP	80	20	1993	16	1,986
UOP	366	20	1993	73	9,063
TOTALS	3,814			2,725	338,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,725	110.0000	145.20	395,670	1988	1995	0	0	0	14.50	85.50

1 SNGL FAM – 0% - 2025 Heated Area: 2252 HX Base Yr



663 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	338,298
TOTAL MARKET OB/XF VALUE	8,098
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	796,396
SOH/AGL Deduction	0
ASSESSED VALUE	796,396
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	796,396
TOTAL JUST VALUE	796,396
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	714,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070376	REPAIR DECK	9,000	03/01/2007
20061925	REROOF W/30YR SHN	5,200	08/16/2006
Q0060260	REPLACE DAMGD STU	2,500	02/02/2006
B8801	REMODEL	400	01/18/1995
7310	16X5 DECK	2,000	09/10/1992
4626	NEW CONSTR	70,000	01/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2501/1162	9/27/2021	LE	U	I	11	100
GRANTOR: CRIM GAIL L						
GRANTEE: LENTJES CURTIS E &						
1984/1464	6/08/2015	QC	U	I	11	100
GRANTOR: CRIM GAIL L						
GRANTEE: LENTJES CURTIS E						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W22 BAS=[YR=1993] W1 FOP=[YR=1993] N6 W6 S6 E6 $ W11 N7 W4 S43 UOP=[YR=1993] S12 E20 N5 E18 N7 W38 $ E38 N12 W22 N24 $ S24 E22 N24 $ PTR= E15 FUS=[YR=1993] E4 S4 E18 UOP=[YR=1993] N5 E16 S5 W16 $ E16 S36 BAL=[YR=1993] S12 W42 N24 E4 S12 E38 $ W38 N40 $ W15 $.

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	1988	1988	3	62	1,240	
2	0810	CONCRETE A	0	0	0	0	1,951.00	SF	6.50	6.50	100	1988	1988	3	52	6,594	
3	0810	CONCRETE A	0	0	26	3	78.00	SF	6.50	6.50	100	1988	1988	3	52	264	

LAND DESCRIPTION

TOTAL OB/XF 8,098

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	0	0006	R-1	60.00	99.00	60.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	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