

BLOCK 6 LOTS 1 & PT OF LOT 3 &
BLK 5 LOTS A & B OF
INTERLACHEN BY THE SEA

DONOVAN SUSAN H & JAMES M JR
1328 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1560-0006-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	02	DIST FB 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1050.00	

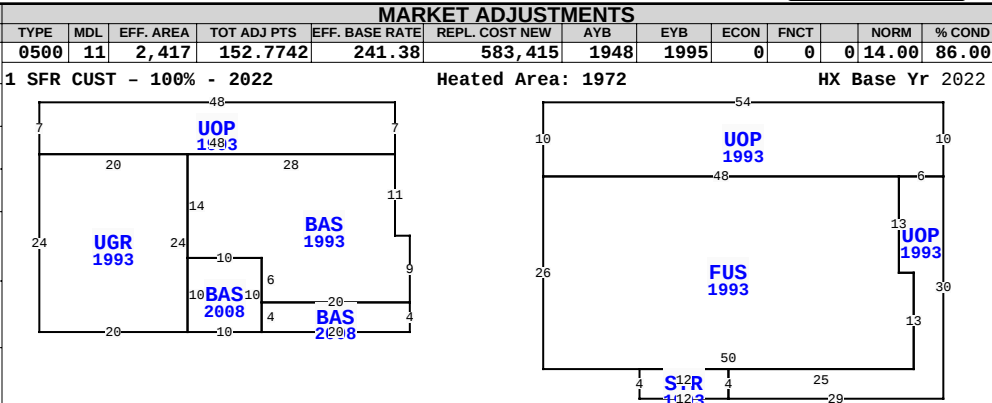
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	518	100	1993	518	107,530
BAS	80	100	2008	80	16,607
BAS	100	100	2008	100	20,759
FUS	1,274	100	1993	1,274	264,465
STR	48	10	1993	5	1,038
UGR	480	45	1993	216	44,839
UOP	246	20	1993	49	10,172
UOP	336	20	1993	67	13,908
UOP	540	20	1993	108	22,419

TOTALS	3,622			2,417	501,737
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	0	0	1,059.00	SF	9.75	9.75
2	0416	DUNEWALKS	0	100	69	4	276.00	SF	45.00	45.00
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
4	1242	WD DECK A	0	100	11	4	44.00	SF	10.00	10.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000120	C	RES OCEAN	100		R-1	80.00	110.00	80.00	FF

REVIEW DATE 05/12/2019 BY KBA



TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,417	152.7742	241.38	583,415	1948	1995	0	0	0 14.00	86.00
1328 N FLETCHER AVE, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						04/24/2025 MLU					

TOTAL OB/XF										
6,863										

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6,863										

Total Acres: 0.00 Total Land Value: 1,520,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		501,737	
TOTAL MARKET OB/XF VALUE		6,863	
TOTAL LAND VALUE - MARKET		1,520,000	
TOTAL MARKET VALUE		2,028,600	
SOH/AGL Deduction		348,719	
ASSESSED VALUE		1,679,881	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		1,629,159	
TOTAL JUST VALUE		2,028,600	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,766,142	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131039	2STYSIDING	2,000	05/10/2013
20052692	REPAIR/RRF	3,000	09/21/2005
20041722	REPAIR/RRF	5,000	09/23/2004
20010102	XFOB	9,400	01/24/2001
5137	REMODEL	1,100	12/13/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2506/1918	10/19/2021	WD	Q	I	01	1,700,000
GRANTOR: DADD TISHA & DANIEL B						
GRANTEE: DONOVAN SUSAN HALL						
1292/0733	2/02/2005	WD	U	I	21	503,200
GRANTOR: HANLEY KEVIN						
GRANTEE: DADD TISHA						

BUILDING NOTES						
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BUILDING DIMENSIONS						
UOP=[YR=1993] W48 S7 UGR=[YR=1993] S24 E20 BAS=[YR=2008] E10 BAS=[YR=2008] E20 N4 BAS=[YR=1993] N9W2 N11 W28 S14 E10 S6 E20 \$ W20S4 \$ N10 W10 S10 \$ N24 W20\$ E48N7 \$ PTR= E20 UOP=[YR=1993] E54 S10 UOP=[YR=1993] S30 W29 STR=[YR=1993] W12 N4 E12 S4\$ N4 E25N13 W2 N13 E6 \$ W6 FUS=[YR=1993] S13E2 S13 W50 N26 E48 \$ W48 N10 \$W20 \$.						

OTHER ADJUSTMENTS AND NOTES										

Common: 1,520,000 PRINTED 07/30/2025 BY SYS