BLOCK 9 LOT 6
THE PARK PB 4/28

BOTTORFF ANDREW JAMES
1738 LESLIE COURT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1630-0009-0060

BUILDING CHARACTERISTICS

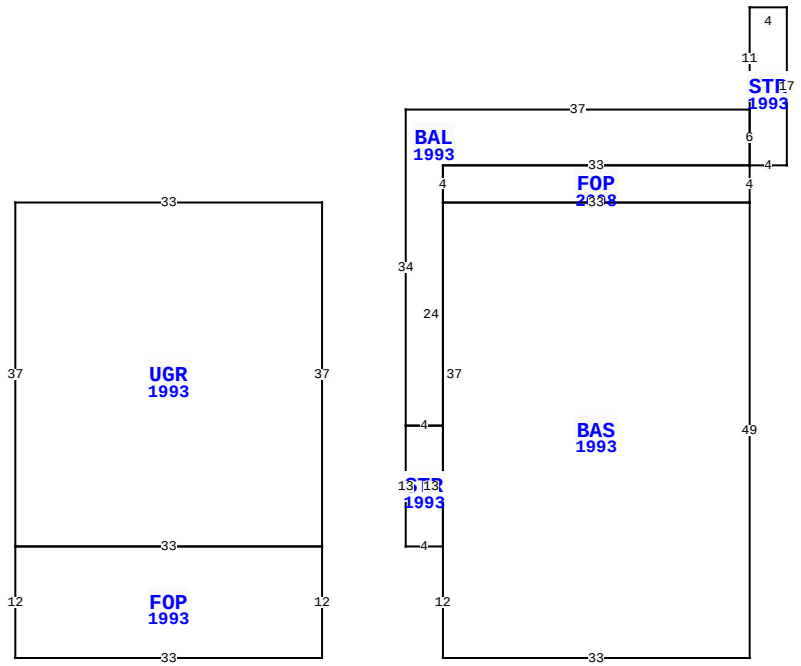
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	1.5	1.5 100
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	1040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	334	15	1993	50	6,323
BAS	1,617	100	1993	1,617	204,480
FOP	396	30	1993	119	15,049
FOP	132	30	2008	40	5,058
STR	52	10	1993	5	633
STR	68	10	1993	7	886
UGR	1,221	45	1993	549	69,424
TOTALS	3,820			2,387	301,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,387	112.5040	148.51	354,493	1984	1994	0	0	0	14.85	85.15

1 SNGL FAM – 100% - 2021 Heated Area: 1617 HX Base Yr 2021



BLD DATE	03/24/2014 KK	LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE

1738 LESLIE CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		301,851
TOTAL MARKET OB/XF VALUE		31,020
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		732,871
SOH/AGL Deduction		245,690
ASSESSED VALUE		487,181
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		436,459
TOTAL JUST VALUE		732,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		719,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230008	INGROUND POOL	40,000	01/31/2023
20052572	REPAIR/RRF	7,000	08/30/2005
20010480	XFOB	1,000	01/16/2001
19983264	REPAIR/RRF	5,500	03/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2399/1609	10/09/2020	WD	Q	I	01	475,000
GRANTOR: COLETTI KATHLEEN M						
GRANTEE: BOTTORFF ANDREW JAM						
1573/0040	6/23/2008	WD	Q	I		320,100
GRANTOR: CHI JILL D & SAMUEL						
GRANTEE: COLETTI KATHLEEN M						

BUILDING NOTES

BUILDING DIMENSIONS

STR=[YR=1993] W4 S11 BAL=[YR=1993] W37 S34 STR=[YR=1993] S13 E4 BAS=[YR=1993] S12 E33 N49 W33 S37$ N13 W4$ E4 N24 FOP=[YR=2008] E33N4W33S4$N4 E33 N6$S6E4N17$ PTR= W50S21 UGR=[YR=1993] W33 S37FOP=[YR=1993] S12 E33 N12 W33$ E33 N37$N21E50$.

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	34	34	1,156.00	SF	4.88	4.88	100	1984	1984	3	41	2,311	
2	0810	CONCRETE A	0	100	0	0	26.00	SF	6.50	6.50	100	1984	1984	3	41	69	
3	1243	WD DECK F	0	100	33	10	330.00	SF	3.20	3.20	100	2000	2000	3	20	211	
4	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50	6.50	100	2008	2008	3	88	137	
5	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2014	2014	3	85	1,632	
6	0861	POOL GUNIT	0	100	20	10	200.00	SF	85.00	85.00	100	2024	2023		98	16,660	
7	0857	SANDSTONE/	0	100	0	0	625.00	SF	16.00	16.00	100	2024	2023		100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 31,020

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 12/08/2023 BY TW Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS