UNIT D
SAIL INN CONDO OR 1509/1510

DUPUIS MATTHEW R
1631 S FLETCHER AVE APT-D
FERNANDINA BEACH, FL 32034

2025

00-00-31-1661-000D-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
View Lumpsum	PART BEACH	PART BEACH 100
Desirability	1ST FLOOR	1ST FLOOR 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		1 100
Oth Rooms		2 100
User Defined	REHAB 2008	REHAB 2008 100
User Defined	NORTHSIDE	NORTHSIDE 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1103.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	946			946	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0166100		946				1950	2007	100	100	0		

1 CONDO – 100% - 2021 HX Base Yr 2021

1631 S FLETCHER AVE D, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		302,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		302,000
SOH/AGL Deduction		81,615
ASSESSED VALUE		220,385
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		169,663
TOTAL JUST VALUE		302,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2335/1183	1/24/2020	WD	Q	I	01	234,000
GRANTOR: B.A.R. NONE INVESTMEN						
GRANTEE: DUPUIS MATTHEW R						
2139/0151	8/04/2017	WD	Q	I	01	195,000
GRANTOR: HANCOCK STEPHEN E						
GRANTEE: B.A.R. NONE INVESTM						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS