

BLK 5 S1/2 OF LOT 4
IN OR 2042/1757
INTERLACHEN-BY-THE-SEA

LEISY WILLIAM D & LYNN M
1332 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1400-0005-0042



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	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 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	1,296	100	1993	1,296	202,404
DCK	60	10	1993	6	937
DCK	432	10	1993	43	6,715
FCP	432	25	1993	108	16,867
FOP	60	30	1993	18	2,811
FOP	396	30	1993	119	18,585
STR	68	10	1993	7	1,094
STR	72	10	1993	7	1,094
UGR	468	45	1993	211	32,953
TOTALS	3,284			1,815	283,459

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
2	0416	DUNEWALKS
3	0940	SHEDS/PORT

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000120	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,815	117.6000	195.22	354,324	1981	1985	0	0	0	20.00
1 SFR CUST 100% - 2026 Heated Area: 1296 HX Base Yr 2026											
1332 N FLETCHER AVE, FERNANDINA BEACH											

BLD DATE	03/21/2014	KK	LGL DATE	
XF DATE			LAND DATE	04/28/2026
INC DATE			AG DATE	MLU

TOTAL OB/XF											
2,100											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		283,459	
TOTAL MARKET OB/XF VALUE		2,100	
TOTAL LAND VALUE - MARKET		1,050,000	
TOTAL MARKET VALUE		1,335,559	
SOH/AGL Deduction		382,119	
ASSESSED VALUE		953,440	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		902,029	
TOTAL JUST VALUE		1,335,559	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,225,670	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101168	H/AC	4,500	07/19/2010
20081658	REPAIR/RRF	2,500	11/05/2008
6197	REMODEL	3,000	10/02/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2042/1757	4/29/2016	WD Q	Q	I	01
GRANTOR: LANG HUBERT W III ETA					
GRANTEE: LEISY WILLIAM D & L					
1002/1631	8/13/2001	WD Q	Q	I	01
GRANTOR: LANG MARCUS					
GRANTEE: LANG HUBERT III & J					

BUILDING NOTES											
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BUILDING DIMENSIONS											
DCK=[YR=1993] W36 S12 BAS=[YR=1993] S36 E12 FOP=[YR=1993] S5 STR=[YR=1993] S6 DCK=[YR=1993] S5 E12 N5 W12\$ E12 N6 W12 \$ E12 N5 W12\$ E24 N23 STR=[YR=1993] E4 N17 W4 S17\$ N13 W36 \$ E36 N12 \$ PTR= E15 UGR=[YR=1993] E13 FOP=[YR=1993] E11 FCP=[YR=1993] E12 S36 W12 N36 \$ S36 W11 N36 \$ S36 W13 N36 \$ W15 \$.											