

BLOCK 7 S1/2 OF LOT 2
BEING PARCEL "1" PT OR 2435/1389
INTERLACHEN-BY-THE-SEA PB 5/21

SMITH JAMES R & ELIZABETH E
1525 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1400-0007-0022



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	100	100	2008	100	25,661
DCK	180	10	2008	18	4,619
FAT	105	20	2008	21	5,389
FAT	105	20	2008	21	5,389
FAT	112	20	2008	22	5,646
FAT	112	20	2008	22	5,646
FGR	1,004	55	2008	552	141,651
FOP	100	30	2008	30	7,699
FOP	260	30	2008	78	20,016
FSP	180	40	2008	72	18,477
TOTALS	6,680			4,601	180,681

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	4,601	162.7206	270.12	1,242,822	2008	2015	0	0	5.00	95.00
1 SFR CUST 100% - 2022 Heated Area: 3352 HX Base Yr 2022											

** This building has 17 Sub-Areas

1525 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	07/15/2014	KK
XF DATE		
INC DATE		

LGL DATE		
LAND DATE	04/28/2026	MLU
AG DATE		

EXTRA FEATURES										1525 N FLETCHER AVE, FERNANDINA BEACH		AP DATE		LAND DATE		04/18/2016		REV	
L N	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	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2008	2008	3	100	10,200			
7	0860	POOL/SPA	0	100	0	0	1.00	UT	120,000.00	120,000.00	100	2016	2016	05	95	114,000			

LAND DESCRIPTION										TOTAL OB/XF					124,200			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
1	000100	C	RES	100	0006	R-1	50.00	150.00	50.00	FF		1.00	1.00	1.00	19,500.00	19,500.00	9	

NASSAU COUNTY PROPERTY												PAGE 1 of 2 2											
VALUATION SUMMARY												STANDARD											
VALUATION BY												Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE												1,199,906											
TOTAL MARKET OB/XF VALUE												124,200											
TOTAL LAND VALUE - MARKET												975,000											
TOTAL MARKET VALUE												2,299,106											
SOH/AGL Deduction												743,994											
ASSESSED VALUE												1,555,112											
TOTAL EXEMPTION VALUE												51,411											
BASE TAXABLE VALUE												1,503,701											
TOTAL JUST VALUE												2,299,106											
NCON VALUE												0											
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE												2,191,581											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152152	CABANA	0	09/16/2015
20152068	SWIM POOL	44,000	09/04/2015
20080320	XFOB	6,130	03/03/2008
20080184	OTHER	800	02/08/2008
20072107	GAS	1,000	11/26/2007
20072052	NEW CONSTR	19,000	11/06/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2435/1389	2/18/2021	WD	Q	I	05	1,780,000

GRANTOR: KOSTICH THEODORE K &
GRANTEE: SMITH JAMES R & ELI
2099/0851 2/01/2017 WD U I 11 100
GRANTOR: KOSTICH THEODORE K &
GRANTEE: KOSTICH THEODORE K

BUILDING NOTES											
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BUILDING DIMENSIONS
DCK=[YR=2008] W15 FSP=[YR=2008] W15 S12 FUS=[YR=2008] S60
FOP=[YR=2008] S8E10S2E10 N2E10N8W30\$ E30N60W30\$ E15N12\$
S12E15N12\$ PTR=W45 UOP=[YR=2008] W30 S10 FST=[YR=2008] S23
FST=[YR=2008] S4 FGR=[YR=2008] S33 UOP=[YR=2008] S8E10S2
E10N2E10N8W30\$E30N30W10N9W4S2 W5S4W11\$ E11N4W11\$ E11
BAS=[YR=2008] E5N2E4N10W9S12\$ N12E9 S19E10N30W30\$E26
UST=[YR=2008] E4N4 W4S4\$ N4E4N6\$ E45\$ PTR= S12E15
FAT=[YR=2008] S15 FUS=[YR=2008] S29 FAT=[YR=2008] S16
E7N16W7\$ E7S16 E3 FOP=[YR=2008] S10E10N10W10\$ E13
FAT=[YR=2008] E7N16W7S16\$ N16E7N29 FAT=[YR=2008] N15W7S15E7\$
W7N15W16 S15W7\$E7N15W7\$ W15N12\$.

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