

BLOCK 7 N1/2 OF LOT 3
IN OR 1842/1584
INTERLACHEN BY THE SEA PB 5/21

WINNER CARL & CAROL
1533 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1400-0007-0031



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2														
Exterior Wall	10	ABOVE AVG 50	0500	01	3,754	110.9790	184.23	691,599	2014	2014	0	0	0	5.25	94.75	VALUATION BY STANDARD													
Exterior Wall	17	CB STUCCO 50	1 SFR CUST 100% - 2016													Heated Area: 2911													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2016													
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	12	HARDWOOD 80																											
Interior Floor	11	CLAY TILE 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	2	100																											
Frame	03	MASONRY 100																											
Stories	3.	100																											
Units	0	100																											
Occupancy	00	NONE 100																											
Quality			05	Quality Level 05																									
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																								
BAL	72	15	2014	11	1,921																								
BAS	78	100	2014	78	13,616																								
BAS	80	100	2014	80	13,964																								
BAS	1,464	100	2014	1,464	255,553																								
FGR	1,144	55	2014	629	109,797																								
FOP	78	30	2014	23	4,015																								
FOP	104	30	2014	31	5,411																								
FOP	220	30	2014	66	11,521																								
FST	36	55	2014	20	3,492																								
FST	36	55	2014	20	3,492																								
TOTALS			5,130		3,754	655,290																							
EXTRA FEATURES			1533 N FLETCHER AVE, FERNANDINA BEACH																										
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														
3	0410	ELEVATOR	0 100	0 0	1.00	UT	10,000.00	10,000.00	100	2014	2014	3	100	10,000															
TOTAL OB/XF 10,000																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		R-1	50.00	150.00	50.00	FF		1.00	1.00	1.00	19,500.00	19,500.00	975,000												
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 975,000 Market: 0 Agricultural: 0 Common: 975,000 PRINTED 07/09/2026 BY SYS																													