BLOCK 7 LOT 8 (EX N1/2)
IN OR 2262/781
INTERLACHEN-BY-THE-SEA PB 5/21

COOK MICHAEL H LIVING TRUST/SADLER SUSAN ELIZABETH
1613 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1400-0007-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

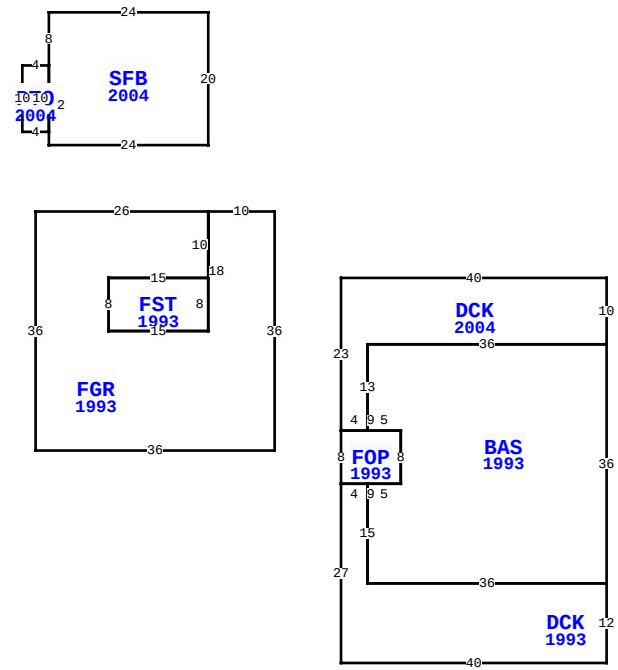
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	1993	1,256	205,239
DCK	540	10	1993	54	8,824
DCK	452	10	2004	45	7,353
FGR	1,176	55	1993	647	105,725
FOP	72	30	1993	22	3,595
FST	120	55	1993	66	10,785
PTO	40	5	2004	2	327
SFB	480	80	2004	384	62,748
TOTALS	4,136			2,476	404,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,476	113.8032	188.91	467,741	1988	1998	0	0	0	13.50	86.50

1 SFR CUST 100% - 2022 Heated Area: 1640 HX Base Yr 2022



1613 N FLETCHER AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		404,596
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		975,000
TOTAL MARKET VALUE		1,379,596
SOH/AGL Deduction		626,911
ASSESSED VALUE		752,685
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		701,274
TOTAL JUST VALUE		1,379,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,350,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041630	REPAIR/RRF	3,000	09/10/2004
20002805	XFOB	3,500	04/26/2000
20002490	XFOB	900	03/21/2000
19990315	REMODEL	19,000	04/29/1999
19984454	XFOB	5,000	12/27/1998
4618B	N/A	53,500	12/30/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2262/0800	3/05/2019	WD	U	I	11	100
GRANTOR: COOK MICHAEL H						
GRANTEE: COOK MICHAEL H LIVI						
2262/0781	3/05/2019	WD	U	I	11	100
GRANTOR: COOK MICHAEL H						
GRANTEE: COOK MICHAEL H LIVI						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W15 S8 E15 N8 $ FGR=[YR=1993] N10 W26 S36 E36 N36 W10 S18 W15 N8 E15 $ PTR= E20 DCK=[YR=2004] E40 S10 BAS=[YR=1993] S36 DCK=[YR=1993] S12 W40 N27 FOP=[YR=1993] N8 E9 S8 W9 $ E4 S15 E36 $ W36 N15 E5 N8 W5 N13 E36 $ W36 S13 W4 N23 $ W20 $ PTR= N20 SFB=[YR=2004] N20 W24 S8 PTO=[YR=2004] W4 S10 E4 N10 $ S12 E24 $ S20 $.

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
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