

BLOCK 7A LOT 12
IN OR 2252/1957
INTERLACHEN-BY-THE-SEA-REPLAT

PURKO PETER MICHAEL & KELLY ANNE
1655 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1401-007A-0120



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	VALUATION SUMMARY								
Exterior Wall	23	REINF CONC 100								0900	11	3,764	142.6464	198.28	746,326	2007	2007	0	0	0	9.00	91.00	VALUATION BY								
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM 100% - 2021														Tax Group: 2							
Roof Cover	03	COMP SHNGL 100								Heated Area: 2724														Tax Dist:							
Interior Wall	05	DRYWALL 100																						BUILDING MARKET VALUE							
Interior Floo	15	HARDTILE 60																						TOTAL MARKET OB/XF VALUE							
Interior Floo	14	CARPET 40																						TOTAL LAND VALUE - MARKET							
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE							
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction							
Bedrooms		3 100																						ASSESSED VALUE							
Bathrooms		3.5 100																						TOTAL EXEMPTION VALUE							
Frame	04	REIN CONC 100																						BASE TAXABLE VALUE							
Stories	3.	3. 100																						TOTAL JUST VALUE							
Units		0 100																						NCON VALUE							
Quality		03	Quality Level 03																	INCOME VALUE											
DOR CODE		0100	SINGLE FAMILY																	PREVIOUS YEAR MKT VALUE											
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	288	15	2007	43	7,759																										
BAS	224	100	2007	224	40,418																										
FEP	196	80	2007	157	28,328																										
FGR	544	55	2007	299	53,950																										
FOP	240	30	2007	72	12,991																										
FOP	240	30	2007	72	12,991																										
FOP	528	30	2007	158	28,508																										
FST	20	55	2007	11	1,985																										
FST	48	55	2007	26	4,691																										
FST	336	55	2007	185	33,381																										
TOTALS	5,429			3,764	679,157																										
EXTRA FEATURES					1655 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														
1	1130	REINFR	6	0	100	70	6		420.00	SF	8.63		2007	2007	3	96	3,478														
4	1242	WD DECK A	0	100	3	7			21.00	SF	15.00		2007	2007	3	24	76														
5	0860	POOL/SPA	0	100	0	0			1.00	UT	50,000.00		2022	2022	04	100	50,000														
													</																		