

BLOCK 7A N1/2 OF LOT 17
IN OR 2207/415
INTERLACHEN BY THE SEA REPLAT

NICHOLS NIKI R/MORALES KELLY A
1735 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1401-007A-0171



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	3.	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
BAS	1,144	100	2005	1,144	200,543
DCK	44	10	2005	4	702
FGR	1,190	55	2005	654	114,646
FOP	72	30	2005	22	3,857
FOP	208	30	2005	62	10,869
FUS	724	100	2005	724	126,917
SFB	162	80	2005	130	22,789
STR	64	10	2005	6	1,052
UST	16	45	2005	7	1,227
UUS	90	50	2005	45	7,889
TOTALS	4,044			2,963	519,412

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
2	1242	WD DECK A

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,963	116.9454	194.13	575,207	2005	2005	0	0	0	9.70
1 SFR CUST 100% - 2020 Heated Area: 1998 HX Base Yr 2020											

** This building has 13 Sub-Areas											
1735 N FLETCHER AVE, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			519,412	
TOTAL MARKET OB/XF VALUE			38	
TOTAL LAND VALUE - MARKET			450,000	
TOTAL MARKET VALUE			969,450	
SOH/AGL Deduction			303,115	
ASSESSED VALUE			666,335	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			614,924	
TOTAL JUST VALUE			969,450	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			951,105	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090961	XFOB	3,400	07/22/2009
20051657	GAS	1,000	04/21/2005
20051591	H/AC	7,000	04/15/2005
20051412	NEW CONSTR	8,000	03/17/2005
20051341	OTHER	1,000	03/03/2005
20051262	NEW CONSTR	2,000	02/16/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2207/0415	6/29/2018	WD	Q	I	01
GRANTOR:POSSINO STEVEN A & LA					
GRANTEE:NICHOLS NIKI R & KE					
1592/0403	11/05/2008	WD	Q	I	
GRANTOR:WHITE GREGORY E & MAR					
GRANTEE:POSSINO STEVEN A &					

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2005] W26 S32 STR=[YR=2005] W4S16 E4N16\$ S12		
FOP=[YR=2005] S8 E26 N8 W26 \$ E26 N44 \$ PTR= E15		
UUS=[YR=2005] E6 FUS=[YR=2005] E14 UUS=[YR=2005] E6 S20		
W6N20 \$ S20 E6 S9 UUS=[YR=2005] S15 W6 N15 E6 \$ W6 S15 W3		
FOP=[YR=2005] S8 W9 N8 E9 \$ W11 UUS=[YR=2005] N15 W6 S15 E6		
\$ N15 W6 N9 E6 N20 \$ S20 W6 N20 \$ W15 \$ PTR= W40		
FGR=[YR=2005] W26 S17 UST=[YR=2005] W4S4 DCK=[YR=2005] S11E4		
N11W4\$ E4N4\$ S35 E26 N23 SFB=[YR=2005] N9 W18 S9E18 \$ W18 N9		
E18 N20 \$ E40 \$.		

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY
1	000100	C	RES	100	0006	R-1	50.00	150.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	450,000		