BLOCK 7A W55 FT OF LOT 9A
INTERLACHEN-BY-THE-SEA-REPLAT
PB 4/10

BAKER REVOCABLE LIVING TRUST/BAKER RUSSELL WALTER
1621 NORTH FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1401-007A-09A2

BUILDING CHARACTERISTICS

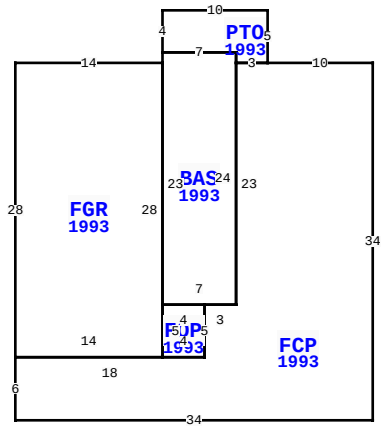
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	

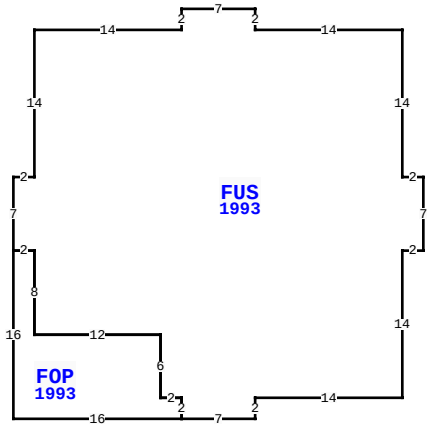
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100	1993	168	24,385
FCP	583	25	1993	146	21,192
FGR	392	55	1993	216	31,353
FOP	20	30	1993	6	871
FOP	132	30	1993	40	5,806
FUS	1,209	100	1993	1,209	175,489
PTO	43	5	1993	2	291
TOTALS	2,547			1,787	259,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,787	124.3200	172.80	308,794	1975	1990	0	0	0	16.00	84.00

1 SNGL FAM 100% - 2024 Heated Area: 1377 HX Base Yr 2024





1621 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		259,387
TOTAL MARKET OB/XF VALUE		1,524
TOTAL LAND VALUE - MARKET		585,000
TOTAL MARKET VALUE		845,911
SOH/AGL Deduction		0
ASSESSED VALUE		845,911
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		794,500
TOTAL JUST VALUE		845,911
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		835,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033618	REMODEL	1,000	08/06/2003
9719598	REPAIR/RRF	2,600	07/11/1997
B959352	REMODEL	4,000	09/28/1995
7221	REMODEL	6,500	07/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/1964	6/30/2023	WD	Q	I	01	925,000
GRANTOR: TRANTHAM JAMES G III						
GRANTEE: BAKER REVOCABLE LIV						
1341/1942	8/15/2005	QC	Q	I	01	100
GRANTOR: GREEN DONNIE TRANTHAM						
GRANTEE: TRANTHAM JAMES G II						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W10 PTO=[YR=1993] N5 W10 S4BAS=[YR=1993] S1 FGR=[YR=1993] W14 S28 E14 FOP=[YR=1993] E4 N5 W4 S5 $ N28 $ S23 E7 N24 W7 $ E7 S1 E3 $ W3 S23 W3 S5 W18 S6 E34 N34 $ PTR= E15 FUS=[YR=1993] E14 N2 E7 S2 E14 S14 E2 S7 W2 S14 W14 S2 W7 FOP=[YR=1993] W16 N16 E2 S8 E12 S6 E2 S2 $ N2 W2 N6 W12 N8 W2 N7 E2 N14 $ W15 $.

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
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2003	2003	3	20	480	
4	1241	WD DECK G	0	100	0	0	227.00	UT	23.00	23.00	100	1993	1993	3	20	1,044	

LAND DESCRIPTION

TOTAL OB/XF 1,524

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	0006	R-1	65.00	120.00	65.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	585,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 585,000 Market: 0 Agricultural: 0 Common: 585,000 PRINTED 07/09/2026 BY SYS