BLK 8A PT OF LOT 2
IN OR 2717/646
INTERLACHEN-BY-THE-SEA-REPLAT

GEFFROY MARC & MARY
1660 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1401-008A-0020

BUILDING CHARACTERISTICS

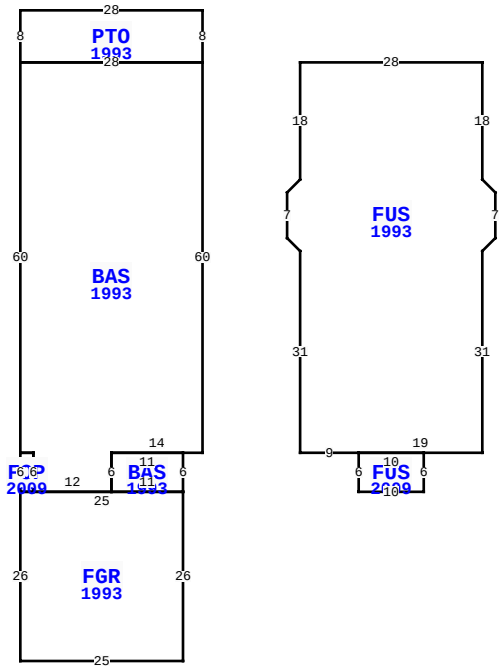
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	66	100	1993	66	22,774
BAS	1,752	100	1993	1,752	604,549
FGR	650	55	1993	358	123,532
FOP	12	30	2009	4	1,380
FUS	1,716	100	1993	1,716	592,127
FUS	60	100	2009	60	20,703
PTO	224	5	1993	11	3,795
TOTALS	4,480			3,967	1,368,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,967	224.7210	373.04	1,479,850	1973	2010	0	0	0	7.50	92.50

1 SFR CUST 100% - 2026 Heated Area: 3594 HX Base Yr 2026



1660 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	07/15/2014 KK	LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,368,861
TOTAL MARKET OB/XF VALUE		17,355
TOTAL LAND VALUE - MARKET		1,312,500
TOTAL MARKET VALUE		2,698,716
SOH/AGL Deduction		0
ASSESSED VALUE		2,698,716
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		2,647,305
TOTAL JUST VALUE		2,698,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,520,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090764	REPAIR/RRF	1,285	06/16/2009
20090684	ELEC OTHER	600	06/02/2009
20090263	XFOB	28,000	02/27/2009
2002217	REPAIR/RRF	1,500	02/17/2000
19984406	XFOB	3,500	10/15/1998
9449	REMODEL	148,000	11/22/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/646	6/07/2024	WD	Q	I	01	3,200,000
GRANTOR: WEIGEL NOEL & TAMMY						
GRANTEE: GEFFROY MARE & MARY						
2029/0458	2/16/2016	WD	Q	I	01	950,000
GRANTOR: BAGLEY CHARLES MD & C						
GRANTEE: WEIGEL NOEL & TAMMY						

BUILDING NOTES

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	1241	WD DECK G	0	100	0	0	340.00	UT	17.25	17.25	100	2009	2009	3	48	2,815	
4	0416	DUNEWALKS	0	100	4	93	372.00	SF	15.00	15.00	100	2009	2009	3	31	1,730	
5	1242	WD DECK A	0	100	3	10	30.00	SF	10.00	10.00	100	1998	1998	3	20	60	
6	0409	ELEVATOR R	0	100	0	0	1.00	UT	12,750.00	12,750.00	100	2009	2009	3	100	12,750	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-28,8] S60 E2 S6 E12 N6 E14 N60 W28 $
FUS=[YR=1993;ORIG=15,8] S18 D2L2 S7 D2R2 S31 E9 E19 N31 U2R2 N7 U2L2 N18 W28 $
FGR=[YR=1993;ORIG=-28,74] S26 E25 N26 W25 $
PTO=[YR=1993;ORIG=0,0] W28 S8 E28 N8 $
BAS=[YR=1993;ORIG=-3,74] N6 W11 S6 E11 $
FUS=[YR=2009;ORIG=24,68] S6 E10 N6 W10 $
FOP=[YR=2009;ORIG=-28,68] S6 E2 N6 W2 $
PTR=[ORIG=0,0] E15 S8 N8 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 17,355

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	000120	C	RES OCEAN	100	0006	R-1	50.00	235.00	50.00	FF		1.00	1.00	1.25	21,000.00	26,250.00	1,312,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,312,500 Market: 0 Agricultural: 0 Common: 1,312,500 PRINTED 07/09/2026 BY SYS