BLOCK 8A LOT 3
IN OR 1993/1053
INTERLACHEN-BY-THE-SEA-REPLAT

WETZEL RICHARD/STATILE PAM
1720 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1401-008A-0030**

## BUILDING CHARACTERISTICS

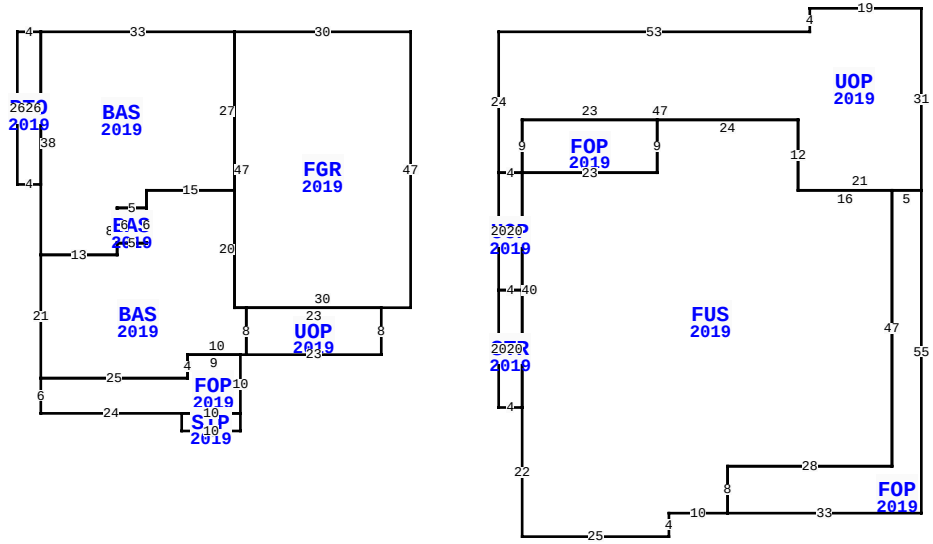
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| 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 | 30 | 100 | 2019 | 30 | 8,822 |
| BAS | 852 | 100 | 2019 | 852 | 250,539 |
| BAS | 1,049 | 100 | 2019 | 1,049 | 308,469 |
| FGR | 1,410 | 55 | 2019 | 776 | 228,191 |
| FOP | 207 | 30 | 2019 | 62 | 18,232 |
| FOP | 240 | 30 | 2019 | 72 | 21,172 |
| FOP | 499 | 30 | 2019 | 150 | 44,109 |
| FUS | 3,698 | 100 | 2019 | 3,698 | 1,087,434 |
| PTO | 104 | 5 | 2019 | 5 | 1,470 |
| STP | 30 | 10 | 2019 | 3 | 882 |
| TOTALS | 9,907 | | | 7,047 | 2,072,241 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 12 | 7,047 | 181.6875 | 301.60 | 2,125,375 | 2019 | 2019 | 0 | 0 | 0 | 2.50 | 97.50 |

2 SFR CUST 100% - 2020 Heated Area: 5629 HX Base Yr 2020




** This building has 14 Sub-Areas

1720 N FLETCHER AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 09/16/2013 KK | LGL DATE | |
| XF DATE | | LAND DATE | 04/28/2026 MLU |
| INC DATE | | AG DATE | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0416 | DUNEWALKS | 0 | 100 | 0 | 0 | 660.00 | SF | 90.00 | 90.00 | 100 | 2019 | 2019 | 3 | 78 | 46,332 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2019 | 2019 | 3 | 98 | 3,430 | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 2,072,241 |
| TOTAL MARKET OB/XF VALUE | | 49,762 |
| TOTAL LAND VALUE - MARKET | | 2,625,000 |
| TOTAL MARKET VALUE | | 4,747,003 |
| SOH/AGL Deduction | | 2,464,587 |
| ASSESSED VALUE | | 2,282,416 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 2,231,005 |
| TOTAL JUST VALUE | | 4,747,003 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 4,384,721 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20163233 | NEW CONSTR | 725,649 | 11/22/2016 |
| 20152525 | DEMOLITION | 0 | 10/28/2015 |
| 20020118 | REMODEL | 12,000 | 01/24/2002 |
| 6454 | REPAIR/RRF | 3,400 | 04/03/1991 |
| 5832B | XFOB | 800 | 03/01/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1993/1053 | 7/24/2015 | WD | Q | I | 05 | 1,125,000 |
| GRANTOR: NEUMAN CAROLE L | | | | | | |
| GRANTEE: WETZEL RICHARD & PA | | | | | | |
| 1319/1505 | 5/24/2005 | QC | Q | I | 01 | 100 |
| GRANTOR: NEUMAN CAROLE LYNN | | | | | | |
| GRANTEE: NEUMAN CAROLE LYNN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2019] W30 BAS=[YR=2019] W33 PTO=[YR=2019] W4 S26 E4 N26$ S38 BAS=[YR=2019] S21 FOP=[YR=2019] S6 E24 STP=[YR=2019] S3 E10 N3 W10$ E10 N10 W9 S4 W25$ E25 N4 E10 UOP=[YR=2019] E23 N8 W23 S8$ N8W2 N20 W15 S3 BAS=[YR=2019] W5 S6 E5 N6$ S6 W5 S2 W13$ E13 N8 E5 N3 E15 N27$ S47 E30 N47$ PTR=E15 UOP=[YR=2019] E53 N4 E19 S31 FOP=[YR=2019] S55 W33 FUS=[YR=2019] W10 S4 W25 N22 STR=[YR=2019] N20 UOP=[YR=2019] N20 W4 S20 E4$ W4 S20 E4$ N40 FOP=[YR=2019] N9 E23 S9 W23$ E23 N9 E24 S12 E16 S47 W28 S8$ N8 E28 N47 E5$ W21 N12 W47 S9 W4 N24$ W15$.

## LAND DESCRIPTION

TOTAL OB/XF 49,762

| 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 | 100.00 | 233.00 | 100.00 | FF | | 1.00 | 1.00 | 1.25 | 21,000.00 | 26,250.00 | 2,625,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 2,625,000 Market: 0 Agricultural: 0 Common: 2,625,000 PRINTED 07/09/2026 BY SYS