



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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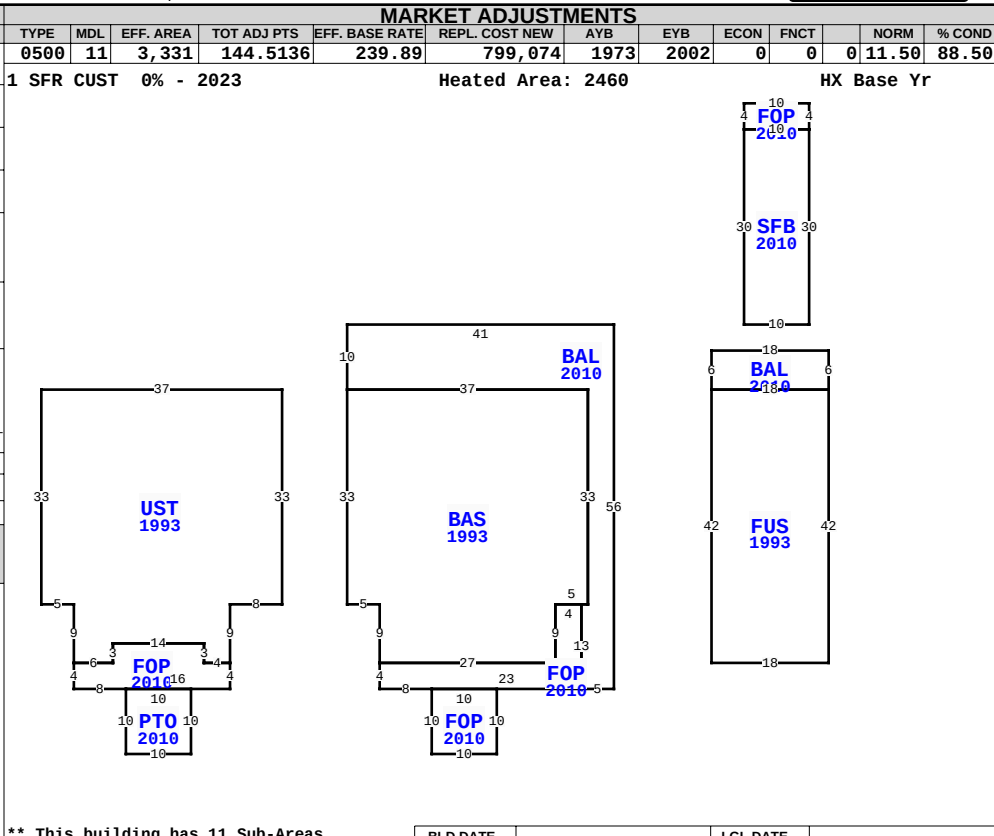
NEIGHBORHOOD/LOC	1050.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	108	15	2010	16	3,397
BAL	607	15	2010	91	19,320
BAS	1,464	100	1993	1,464	310,811
FOP	40	30	2010	12	2,548
FOP	100	30	2010	30	6,369
FOP	138	30	2010	41	8,704
FOP	160	30	2010	48	10,191
FUS	756	100	1993	756	160,501
PTO	100	5	2010	5	1,061
SFB	300	80	2010	240	50,953
TOTALS	5,168			3,331	707,180

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

2	0416	DUNEWALKS	BLD CAP	0	0	72	4	UNITS	288.00	UT	15.00	Adj R	ADJ UNIT PRICE	15.00	ORIG COND	100	YEAR ON	1991	YEAR ACTUAL	1991	Q	3	% COND	20	OB/XF MKT VALUE	864	NOTES
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LAND DESCRIPTION		
L N	USE CODE	CLS
1	000120	C



1732 N FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	04/28/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
2	0416	DUNEWALKS	0	0	72	4			15.00	100	1991	1991	3	20	864	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000120	C

NASSAU COUNTY PROPERTY		
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VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		707,180
TOTAL MARKET OB/XF VALUE		864
TOTAL LAND VALUE - MARKET		2,625,000
TOTAL MARKET VALUE		3,333,044
SOH/AGL Deduction		604,886
ASSESSED VALUE		2,728,158
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,728,158
TOTAL JUST VALUE		3,333,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,060,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040060	REMODEL	300	01/15/2004
991844	REPAIR/RRF	0	12/21/1999
991600	XFOB	300	11/12/1999
7807	REMODEL	3,500	07/14/1993
6478B	XFOB	1,960	04/12/1991
5406	REMODEL	300	06/01/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/0085	6/03/2022	WD	Q	I	01	2,925,000
GRANTOR: SACHATELLO SCOTT A &						
GRANTEE: WILSON MICHAEL A &						
2126/0129	6/06/2017	WD	Q	I	01	1,460,000
GRANTOR: YOUNGBLOOD GLORIA						
GRANTEE: SACHATELLO SCOTT A						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAL=[YR=2010]	W41S10	BAS=[YR=1993]
S33	E5	S9FOP=[YR=2010]
S4	E8	FOP=[YR=2010]
S10E10	N10W10	E23N13W4S9W27
E27	N9	E5
N33	W37	\$ E37
S33W1S13E5N56	\$ PTR=	E15S4
BAL=[YR=2010]	S6	FUS=[YR=1993]
S42E18N42W18	\$ E18N6W18	\$ N4W15
PTR=E20	SFB=[YR=2010]	E10
N30	FOP=[YR=2010]	N4W10S4E10
W10S30	\$ W20	\$ PTR=W51S10
UST=[YR=1993]	W37	S33E5S9
FOP=[YR=2010]	S4E8	PTO=[YR=2010]
S10E10N10W10	\$ E16N4W4N3W14S3W6	\$ E6N3E14S3E4N9E8N33
N10E51	\$	