BLOCK 8A S1/2 OF LOT 8
INTERLACHEN-BY-THE-SEA-REPLAT
PB 4/10

ILLI C & D REVOCABLE TRUST/ILLI CHARLES STEVEN TRU
4715 GENOA DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1401-008A-0082

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

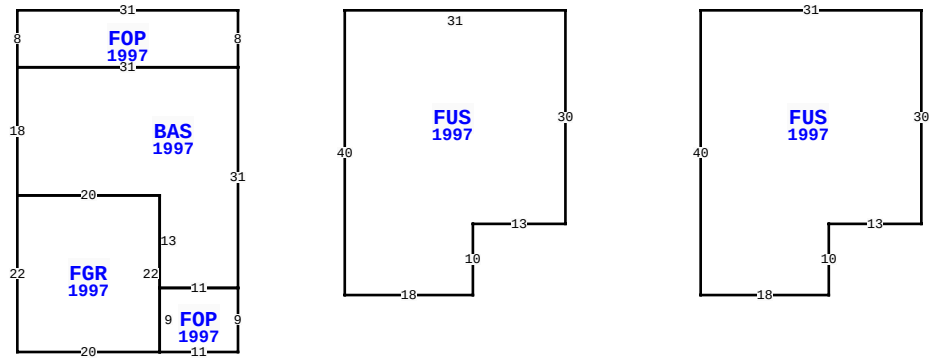
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	701	100	1997	701	214,274
FGR	440	55	1997	242	73,972
FOP	99	30	1997	30	9,170
FOP	248	30	1997	74	22,620
FUS	1,110	100	1997	1,110	339,294
FUS	1,110	100	1997	1,110	339,294
TOTALS	3,708			3,267	998,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,267	213.4952	354.40	1,157,825	1997	1997	0	0	0	13.75	86.25

1 SFR CUST 0% - 2026 Heated Area: 2921 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	998,624
TOTAL MARKET OB/XF VALUE	17,011
TOTAL LAND VALUE - MARKET	1,312,500
TOTAL MARKET VALUE	2,328,135
SOH/AGL Deduction	0
ASSESSED VALUE	2,328,135
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,328,135
TOTAL JUST VALUE	2,328,135
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,700,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0073	DEMO HOUSE	1,000	01/06/2026
10247B	XFOB	3,070	01/14/1997
10129B	XFOB	10,700	11/11/1996
9871B	NEW CONSTR	144,504	06/14/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2829/958	11/17/2025	WD	Q	I	01	2,750,000
GRANTOR: CLARK PAUL M JR & LOR						
GRANTEE: ILLI C & D REVOCABL						
0347/0023	10/01/1981	WD	Q	V		38,500
GRANTOR:						
GRANTEE:						

1742 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

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
3	1241	WD DECK G	0	0	8	31	248.00	UT	15.53	15.53	100	1997	1997	3	23	886	
4	1241	WD DECK G	0	0	8	13	104.00	UT	11.50	11.50	100	1997	1997	3	23	275	
5	1241	WD DECK G	0	0	8	13	104.00	UT	11.50	11.50	100	1997	1997	3	23	275	
6	1241	WD DECK G	0	0	0	0	467.00	UT	15.53	15.53	100	1997	1997	3	23	1,668	
7	0416	DUNEWALKS	0	0	0	0	404.00	SF	15.00	15.00	100	1997	1997	3	20	1,212	
8	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	1997	1997	3	100	10,000	
9	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	

BUILDING DIMENSIONS

FOP=[YR=1997] W31 S8 BAS=[YR=1997] S18 FGR=[YR=1997] S22 E20 FOP=[YR=1997] E11 N9 W11 S9 $ N22 W20 $ E20 S13 E11 N31 W31 $ E31 N8 $ PTR= E15 FUS=[YR=1997] E31 S30 W13 S10 W18 N40 $ W15 $ PTR= E65 FUS=[YR=1997] E31 S30 W13 S10 W18 N40 $ W65 $.

LAND DESCRIPTION

TOTAL OB/XF 17,011

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	0	0006	R-1	50.00	198.00	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