BLOCK 9 LOT 6
THE PARK PB 4/28

BOTTORFF ANDREW JAMES
1738 LESLIE COURT
FERNANDINA BEACH, FL 32034

2026

00-00-31-1630-0009-0060

BUILDING CHARACTERISTICS

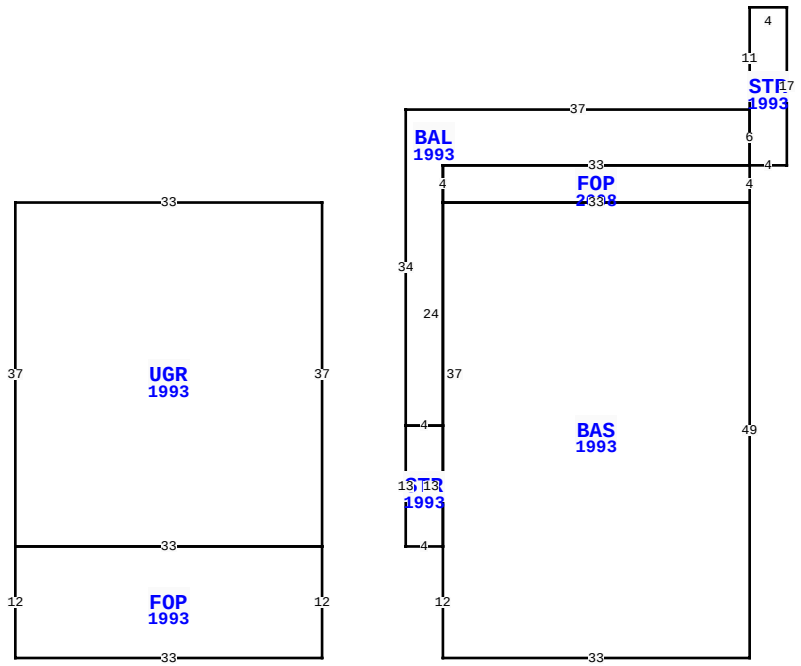
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	334	15	1993	50	6,631
BAS	1,617	100	1993	1,617	214,430
FOP	396	30	1993	119	15,780
FOP	132	30	2008	40	5,304
STR	52	10	1993	5	663
STR	68	10	1993	7	929
UGR	1,221	45	1993	549	72,803
TOTALS	3,820			2,387	316,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,387	112.5040	156.38	373,279	1984	1994	0	0	0	15.20	84.80

1 SNGL FAM 100% - 2021 Heated Area: 1617 HX Base Yr 2021



1738 LESLIE CT, FERNANDINA BEACH

BLD DATE	03/24/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		316,541
TOTAL MARKET OB/XF VALUE		50,211
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		766,752
SOH/AGL Deduction		266,417
ASSESSED VALUE		500,335
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		448,924
TOTAL JUST VALUE		766,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		732,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230008	INGROUND POOL	40,000	01/31/2023
20052572	REPAIR/RRF	7,000	08/30/2005
20010480	XFOB	1,000	01/16/2001
19983264	REPAIR/RRF	5,500	03/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2399/1609	10/09/2020	WD	Q	I	01	475,000
GRANTOR: COLETTI KATHLEEN M						
GRANTEE: BOTTORFF ANDREW JAM						
1573/0040	6/23/2008	WD	Q	I		320,100
GRANTOR: CHI JILL D & SAMUEL						
GRANTEE: COLETTI KATHLEEN M						

BUILDING NOTES

BUILDING DIMENSIONS

STR=[YR=1993] W4 S11 BAL=[YR=1993] W37 S34 STR=[YR=1993] S13 E4 BAS=[YR=1993] S12 E33 N49 W33 S37$ N13 W4$ E4 N24 FOP=[YR=2008] E33N4W33S4$N4 E33 N6$S6E4N17$ PTR= W50S21 UGR=[YR=1993] W33 S37FOP=[YR=1993] S12 E33 N12 W33$ E33 N37$N21E50$.

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	1243	WD DECK F	0	100	33	10	330.00	SF	3.20	3.20	100	2000	2000	3	20	211	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,211

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 12/08/2023 BY TW Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS