

BLOCK 9 LOT 8
IN OR 2155/1059
THE PARK PB 4 PG 28

STRICKLAND ERIC J & MARY ELIZABETH
1734 LESLIE CT
FERNANDINA BEACH, FL 32034

2026

00-00-31-1630-0009-0080



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	08	SHT VINYL 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
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
BAS	912	100	1993	912	123,844
FCP	552	25	2013	138	18,740
FOP	880	30	2024	264	35,850
FSP	180	40	2013	72	9,777
FST	180	55	2013	99	13,444
STR	52	10	2024	5	679
TOTALS	2,756			1,490	202,334

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,490	114.5970	159.29	237,342	1982	1995	0	0	0 14.75	85.25
1 SNGL FAM		100% - 2022		Heated Area: 912				HX Base Yr 2022			
BLD DATE						LGL DATE					
XF DATE						LAND DATE					

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		202,334	
TOTAL MARKET OB/XF VALUE		88	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		602,422	
SOH/AGL Deduction		146,062	
ASSESSED VALUE		456,360	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		404,949	
TOTAL JUST VALUE		602,422	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		594,379	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222462	REPAIR/RRF	45,000	12/01/2022
20042005	REPAIR/RRF	4,000	11/01/2004
20040720	H/AC	4,000	04/13/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2155/1059	10/27/2017	WD	Q	I	02	307,000
GRANTOR: COX KATHERINE S FAMIL						
GRANTEE: STRICKLAND ERIC J &						
0720/1819	12/29/1994	WD	Q	I	01	100
GRANTOR: COX KATHERINE S						
GRANTEE: COX KATHERINE S FAM						

EXTRA FEATURES							1734 LESLIE CT, FERNANDINA BEACH				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	1242	WD DECK A	0	100	11	4	44.00	SF	10.00	10.00	100	1990	1990	3	20	88		