BLOCK 9 LOT 10
THE PARK PB 4/28

SINGH-RATHGEBER SITA &/RATHGEBER GARTH
1730 LESLIE COURT
FERNANDINA BEACH, FL 32034

2026

00-00-31-1630-0009-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

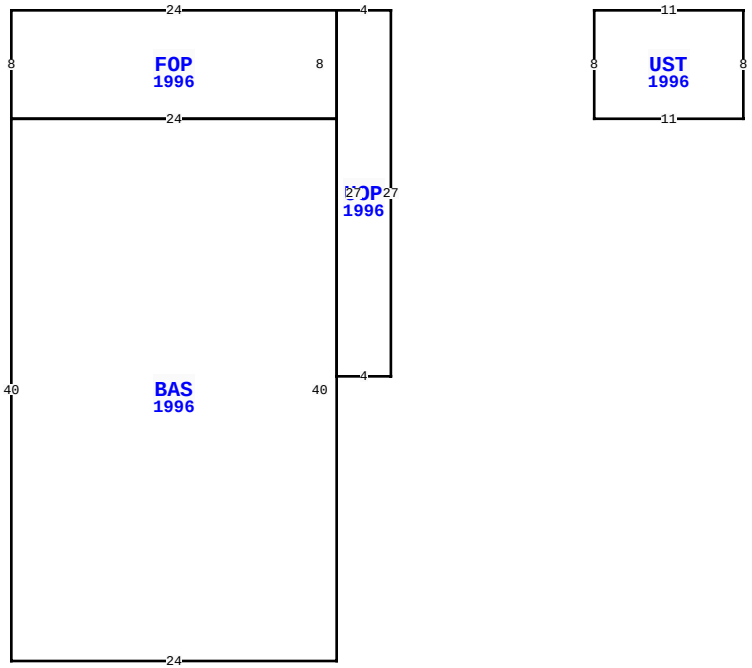
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1996	960	139,889
FOP	192	30	1996	58	8,452
UOP	108	20	1996	22	3,206
UST	88	45	1996	40	5,829
TOTALS	1,348			1,080	157,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,080	121.9000	169.44	182,995	1996	1996	0	0	0	14.00	86.00

1 SNGL FAM 100% - 2021 Heated Area: 960 HX Base Yr 2021



1730 LESLIE CT, FERNANDINA BEACH

BLD DATE		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		157,376
TOTAL MARKET OB/XF VALUE		606
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		557,982
SOH/AGL Deduction		324,061
ASSESSED VALUE		233,921
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		182,510
TOTAL JUST VALUE		557,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		550,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122236	METAL ROOF	7,450	11/01/2012
968874	NEW CONSTR	37,065	02/16/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2339/1770	2/14/2020	WD	Q	I	01	375,000
GRANTOR: WALDRON NANCIE LEE						
GRANTEE: SINGH-RATHGEBER SIT						
0864/1597	1/28/1999	WD	Q	I		124,000
GRANTOR: MCGEHEE RICHARD K & B						
GRANTEE: WALDRON NANCIE LEE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1996] W4 FOP=[YR=1996] W24 S8 BAS=[YR=1996] S40 E24 N40 W24 $ E24 N8 $ S27 E4 N27 $ PTR= E15 UST=[YR=1996] E11 S8W11 N8 $ W15 $.

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	1242	WD DECK A	0	100	24	11	264.00	SF	10.00	10.00	100	1996	1996	3	20	528	
2	1242	WD DECK A	0	100	13	3	39.00	SF	10.00	10.00	100	1996	1996	3	20	78	

LAND DESCRIPTION

TOTAL OB/XF 606

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS