

SHULTS GAIL A TRUSTEE OF THE/GAIL A SHULTS LIVING
3165 SOUTH FLETCHER AV # 5
FERNANDINA BEACH, FL 32034

00-00-31-1670-0005-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 50
CONC BLOCK 50
03GABLE/HIP 100
COMP SHNGL 100
05DRYWALL 100
14CARPET 70
11CLAY TILE 30
03CENTRAL 100
04AIR DUCTED 100
3 100
2 100
02WOOD FRAME 100
2. 2. 100
0 100
02DIST FB 100
00NONE 100
04Quality Level 04
0100SINGLE FAMILY
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1069.00
AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE
BAS75310075383,786
DCK42104445
FOP22307779
FOP8430252,782
FUS77510077586,234
STR6101111
UOP32206667
UOP42208890
TOTALS1,7561,579175,695

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
0320111,579144.6034137.37216,907198119810019.0081.00
Heated Area: 1528HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD
Tax Group: 2Tax Dist:
BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE
SOH/AGL DeductionASSESED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMEI/RSDNSALE PRICE
2083/19509/28/2016WDUI11100
GRANTOR:SHULTS GAIL A
GRANTEE:SHULTS GAIL A LIVIN
2076/03569/28/2016WDUI11100
GRANTOR:SHULTS GAIL A
GRANTEE:GAIL A SHULTS LIVIN

BUILDING NOTES

BUILDING DIMENSIONS
UOP=[YR=1993] W3 STR=[YR=1993] N2 W3 S2 E3\$ W5 S4
BAS=[YR=1993] W16 S32 E3 S1 E7 N1 E3 DCK=[YR=1993] S2 E6 S4
E5 N6 FOP=[YR=1993] N2 W11 S2 E11\$ W11\$ N2 E11 N30 W8\$ E8
N4\$ PTR=E15 FUS=[YR=1993] E24 S32 FOP=[YR=1993] S6
UOP=[YR=1993] S3 W14 N3 E14\$ W14 N6 E14\$ W14 S1 W7 N1 W3
N32\$ W15\$.

LAND DESCRIPTION

LUSE CODECLSBLD CAPLRWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPH FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

TOTAL OB/XF0

LUSE CODECLSBLD CAPLRWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPH FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

REVIEW DATE02/22/2017BYDJXTotal Acres: 0.00Total Land Value: 280,000Market: 0Agricultural: 0Common: 280,000PRINTED 08/02/2023 BY SYS