

BLOCK 5 LOTS 1 THRU 5 N
10 FT OF 6 & 27 E 35 FT OF
28 THRU 32 & N 3.3 FT OF

AGRICOLA WILLIAM L II & BELINDA S
3670 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1680-0005-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Foundation	02	MONOLITHIC 100
Bedrooms	4	100
Bathrooms	5	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,124	100	2,124	789,075
FGR	648	55	356	132,256
FOP	90	30	27	10,031
FOP	182	30	55	20,433
FOP	184	30	55	20,433
FOP	491	30	147	54,611
FUS	2,796	100	2,796	1,038,726
SFB	168	80	134	49,782
STP	36	10	4	1,486
STP	44	10	4	1,486
TOTALS	7,031		5,756	2,138,379

** This building has 11 Sub-Areas

3670 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND 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
1	0855	CONC PAVER	0 100	0	0	2,112.00	SF	10.00	10.00	100	2016	2016	3	97	20,486	
2	0855	CONC PAVER	0 100	0	0	242.00	SF	10.00	10.00	100	2016	2016	3	97	2,347	
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	98	1,960	
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	98	1,960	
5	0861	POOL GUNIT	0 100	0	0	532.00	SF	170.00	170.00	100	2016	2016	3	84	75,970	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	4,000.00	4,000.00	100	2016	2016	3	78	3,120	
7	0857	SANDSTONE	0 100	0	0	1,214.00	SF	16.00	16.00	100	2016	2016	3	99	19,230	
8	0462	ST/AL FNC	0 100	0	0	768.00	SF	10.00	10.00	100	2016	2016	3	84	6,451	
9	0462	ST/AL FNC	0 100	116	0	348.00	SF	10.00	10.00	100	2016	2016	3	84	2,923	
10	0092	AUTO GATE	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	78	2,730	

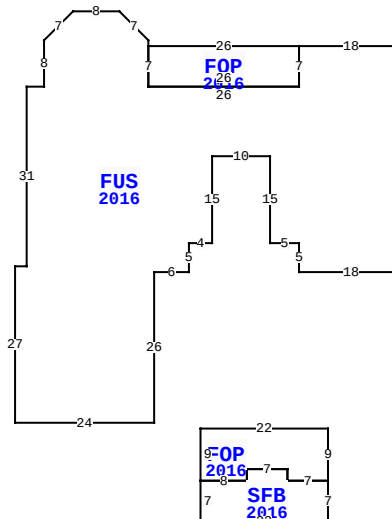
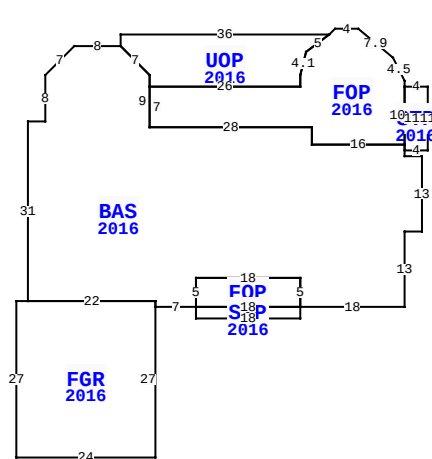
LAND DESCRIPTION		
L N	USE CODE	CLS
1	000120	C

TOTAL OB/XF																			137,177																		
R D	LOC ZONE			TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
		FRONT	DEPTH																																		
		135.00	400.00	135.00	FF	3	1.18	1.00	1.18	14,000.00		16,520.00		2,230,200																							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 2,230,200 Market: 0 Agricultural: 0 Common: 2,230,200 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0500 12 5,756 267.3918 381.03 2,193,209 2016 2016 0 0 0 2.50 97.50
2 SFR CUST - 100% - 2017 Heated Area: 5054 HX Base Yr 2017



NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		2,138,379
TOTAL MARKET OB/XF VALUE		169,661
TOTAL LAND VALUE - MARKET		2,230,200
TOTAL MARKET VALUE		4,538,240
SOH/AGL Deduction		1,603,068
ASSESSED VALUE		2,935,172
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		2,885,172
TOTAL JUST VALUE		4,538,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,463,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150615	CO ISSUED	0	10/26/2016
20150630	MTL ROOF	65,775	03/25/2015
20150615	NEW CONSTR	1,487,345	03/24/2015
20150557	SWIM POOL	56,000	03/17/2015
20072284	NEW CONSTR	2,000,000	12/28/2007
20052549	DEMOLITION	14,000	08/29/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0419/0449	4/01/1984	WD	U	V	
SALE PRICE					147,500

GRANTOR:
GRANTEE:

BUILDING NOTES									
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BUILDING DIMENSIONS
STP=[YR=2016] W4 FOP=[YR=2016] N1 U4 L2 U5 L6 W4 L1 D1
UOP=[YR=2016] W36 S2 BAS=[YR=2016] W8 D5 L5 S8W3 S31
FGR=[YR=2016] W2 S27 E24 N27 W22\$ E22 S1 E7 FOP=[YR=2016]
N5E18S5 STP=[YR=2016] S2 W18 N2 E18\$ W18\$ N5 E18 S5 E18 N13
E3 N13 W3 N2 W16 N3 W28 N9 U5 L5 \$ R5 D5 S2 E26 N2 U4 R1
U3 R4 \$ D3 L4 L1 D4 S2 W26 S7 E28 S3 E16 N10\$ S11 E4 N11\$
PTR=E20 FUS=[YR=2016] E3 N8 U5 R5 E8 D5 R5 S1
FOP=[YR=2016] E26 S7 W26 N7\$ S7 E26 N7 E18 S39 W18 N5 W5 N15
W10 S15 W4 S5 W6 S26 W24 N27 E2 N31\$ W20\$ PTR=E50 S75
SFB=[YR=2016] E22 N7 FOP=[YR=2016] N9 W22 S9 E8 N2 E7 S2 E7\$
W7 N2 W7 S2 W8 S7\$ N75 W50\$.

