

BLOCK 5 LOTS 10 11 12 & 21
S16 1/2 FT OF 9 & 24 E OF RD
LOTS 22 & 23 E OF RD & N 8

EVANS KIMBERLEE R & BARRY H
3710 FLETCHER AVE S
FERNANDINA BEACH, FL 32034

2023

00-00-31-1680-0005-0100



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 2												
Exterior Wall	10	ABOVE AVG 100	0500	11	5,583	159.4328	227.19	1,268,402	2020	2020	0	0	0	0.50	99.50	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100	2 SFR CUST - 100% - 2021														Heated Area: 4736											
Roof Cover	13	STAND SEAM 100															HX Base Yr 2021											
Interior Wall	05	DRYWALL 100																										
Interior Floo	12	HARDWOOD 70																										
Interior Floo	11	CLAY TILE 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		4 100																										
Bathrooms		4.5 100																										
Frame	02	WOOD FRAME 100																										
Stories	2.5	2.5 100																										
Units		0 100																										
Quality			05	Quality Level 05																								
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																								
BAL	156	15	23	5,199																								
BAS	2,652	100	2,652	599,495																								
FGR	720	55	396	89,517																								
FOP	36	30	11	2,487																								
FOP	43	30	13	2,938																								
FOP	45	30	14	3,165																								
FOP	410	30	123	27,804																								
FOP	890	30	267	60,357																								
FUS	392	100	392	88,613																								
FUS	1,692	100	1,692	382,483																								
TOTALS			7,036		5,583	1,262,060																						
EXTRA FEATURES			3710 S FLETCHER AVE, FERNANDINA BEACH																									
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											
10	0409	ELEVATOR R	0	100	0	0	1.00	UT	12,240.00	12,240.00	100	2020	2020	3	100	12,240												
11	0861	POOL GUNIT	0	100	0	0	432.00	SF	85.00	85.00	100	2020	2020	3	95	34,884												
12	1242	WD DECK A	0	100	0	0	768.00	SF	10.00	10.00	100	2020	2020	3	93	7,142												
13	0462	ST/AL FNC	0	100	0	0	1,560.00	SF	10.00	10.00	100	2020	2020	3	95	14,820												
14	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2020	2020	3	98	882												
15	0855	CONC PAVER	0	100	0	0	2,438.00	SF	10.00	10.00	100	2020	2020	3	99	24,136												
16	0416	DUNEWALKS	0	100	0	0	1,207.00	SF	12.00	12.00	100	2020	2020	3	93	13,470												
17	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	93	4,650												
TOTAL OB/XF																	112,224											
LAND DESCRIPTION																	TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	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				
1	000120	C	SFR OCN FT	100			100.00	400.00	100.00	FF	3	1.18	1.00	1.18	14,000.00	16,520.00	1,652,000											
REVIEW DATE 03/16/2021 BY RK Total Acres: 0.00 Total Land Value: 1,652,000 Market: 0 Agricultural: 0 Common: 1,652,000 PRINTED 08/02/2023 BY SYS																												