

BLOCK 6 LOTS 1 THRU 5 & E35 FT
OF LOTS 28 THRU 32
IN OR 2142/1469

SAITOW KENNETH M & LISA J
3750 SOUTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1680-0006-0010

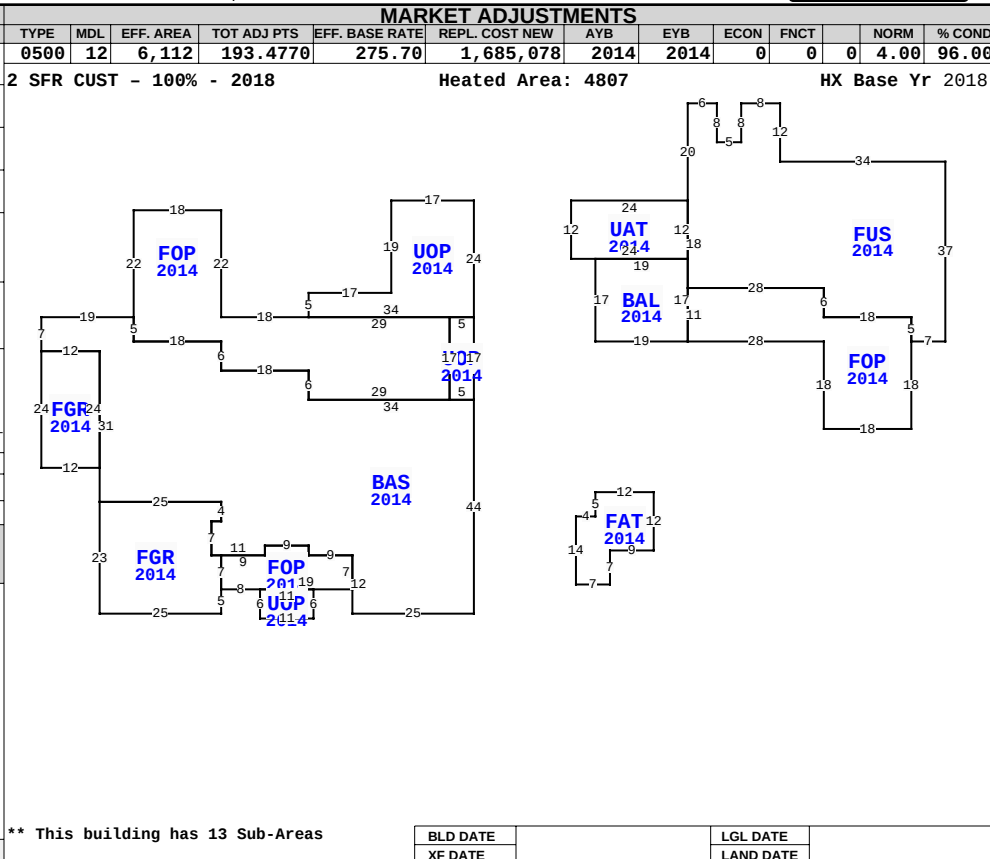


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	14 WD SHINGLE 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	08 IRREGULAR 100
Roof Cover	10 WD SHINGLE 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100

Quality	03 Quality Level 03
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	323	15	48	12,705
BAS	3,012	100	3,012	797,192
FAT	221	20	44	11,646
FGR	288	55	158	41,819
FGR	561	55	309	81,783
FOP	207	30	62	16,409
FOP	722	30	217	57,434
FOP	1,177	30	353	93,429
FUS	1,751	100	1,751	463,441
UAT	288	10	29	7,675
TOTALS	9,194		6,112	1,617,675

EXTRA FEATURES	
L N	OB/XF CODE
7	0092
8	0463
9	0463
10	0462
11	0410
12	1125
13	1075
14	0855
15	0855
16	0861



NASSAU COUNTY PROPERTY	
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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,617,675
TOTAL MARKET OB/XF VALUE	135,749
TOTAL LAND VALUE - MARKET	2,065,000
TOTAL MARKET VALUE	3,818,424
SOH/AGL Deduction	941,830
ASSESSED VALUE	2,876,594
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	2,826,594
TOTAL JUST VALUE	3,818,424
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,761,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132048	SWIM POOL	45,000	08/30/2013
20131523	NEW CONSTR	25,000	07/01/2013
20131249	NEW CONSTR	1,800,000	06/04/2013
20130745	DEMOLITION	12,000	04/09/2013
20101959	H/AC	3,500	11/12/2010
20101244	REPAIR/RRF	2,000	07/29/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2142/1469	8/25/2017	QC	U	I	11	100
GRANTOR: SAITOW KENNETH M						
GRANTEE: SAITOW KENNETH M &						
2142/1466	8/25/2017	WD	U	I	30	2,250,000
GRANTOR: SAITOW PROPERTIES LLC						
GRANTEE: SAITOW KENNETH M						

BUILDING NOTES	
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BUILDING DIMENSIONS	
UOP=[YR=2014] W17 S19 W17 S5 FOP=[YR=2014] W18 N22 W18 S22 BAS=[YR=2014] W19 S7 FGR=[YR=2014] S24E12 N24 W12\$ E12 S31 FGR=[YR=2014] S23 E25 N5 FOP=[YR=2014] E8 UOP=[YR=2014] S6 E11 N6 W11\$ E19 N7 W9 N2 W9 S2 W9 S7\$ N7 W2 N7 E2 N4 W25\$ E25 S4 W2 S7 E11 N2 E9 S2 E9 S12 E25 N44 UOP=[YR=2014] N17 W5 S17 E5\$ W34 N6 W18 N6 W18 N5\$ S5 E18 S6 E18 S6 E29 N17 W29\$ E34 N24 \$ PTR=E20 UAT=[YR=2014] E24 FUS=[YR=2014] N20 E6 S8 E5 N8 E8 S12 E34 S37 W7 FOP=[YR=2014] S18 W18 N18 W28 BAL=[YR=2014] W19 N17 E19 S17\$ N11 E28 S6 E18 S5\$ N5 W18 N6 W28 N18\$ S12 W24 N12\$ W20\$ PTR=E25 S60 FAT=[YR=2014] S5 W4 S14 E7 N7 E9 N12 W12\$ N60 W25\$.	

LAND DESCRIPTION				TOTAL OB/XF													130,414									
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		R-1A	75.00	400.00	75.00	FF	3	1.18	1.00	1.18	14,000.00	16,520.00	1,239,000									
2	000120	C	SFR OCN FT	100		R-1A	50.00	400.00	50.00	FF	3	1.18	1.00	1.18	14,000.00	16,520.00	826,000									
REVIEW DATE 08/20/2019				BY DJA	Total Acres: 0.00		Total Land Value: 2,065,000				Market: 0				Agricultural: 0				Common: 2,065,000				PRINTED 08/02/2023 BY SYS			

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