

BLOCK 8 LOTS 1 TO 4 INCL.
& E. 35 FT. OF LOTS 29 TO
32 INCL & ALL LAND E'LY OF

DALZELL JULIAN C & MARY S
3930 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1680-0008-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	17 CB STUCCO 30
Roof Structur	08 IRREGULAR 100
Roof Cover	11 SLATE 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Foundation	06 PIERS CONC 100
Bedrooms	4 100
Bathrooms	4.5 100
Frame	03 MASONRY 100
Stories	3. 100
Units	0 100

Quality 02 Quality Level 02

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1053.00

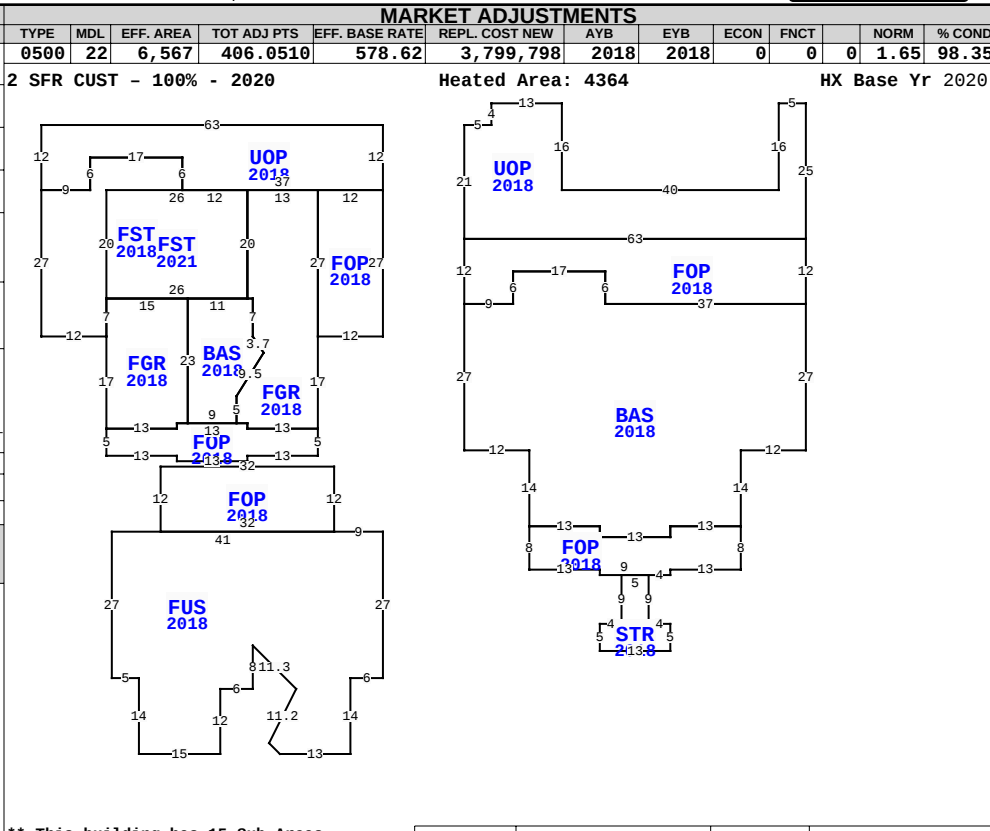
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	260	100	260	147,959
BAS	2,375	100	2,375	1,351,548
FGR	358	55	197	112,107
FGR	565	55	311	176,982
FOP	221	30	66	37,559
FOP	299	30	90	51,217
FOP	324	30	97	55,200
FOP	384	30	115	65,443
FOP	654	30	196	111,539
FST	946	55	520	295,917
TOTALS	10,314		6,567	3,737,101

EXTRA FEATURES

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	2,840.00	SF	10.00	10.00	100	2018	2018	3	98	27,832	
2	0855	CONC PAVER	0 100	0	0	252.00	SF	10.00	10.00	100	2018	2018	3	98	2,470	
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	1,980	
4	0462	ST/AL FNC	0 100	0	0	840.00	SF	10.00	10.00	100	2018	2018	3	90	7,560	
5	0861	POOL GUNIT	0 100	0	0	640.00	SF	106.25	106.25	100	2018	2018	3	90	61,200	
11	0871	POOL HTR R	2 100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2018		86	1,720	
12	0871	POOL HTR R	2 100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2023		100	2,000	
13	0409	ELEVATOR R	2 100	0	0	1.00	UT	10,200.00	10,200.00	100	2023	2018		100	10,200	

LAND DESCRIPTION

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							



** This building has 15 Sub-Areas

3930 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	6,567	406.0510	578.62	3,799,798	2018	2018	0	0	0	1.65	98.35

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		3,737,101
TOTAL MARKET OB/XF VALUE		114,962
TOTAL LAND VALUE - MARKET		1,652,000
TOTAL MARKET VALUE		5,504,063
SOH/AGL Deduction		2,695,232
ASSESSED VALUE		2,808,831
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		2,758,831
TOTAL JUST VALUE		5,504,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,466,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200459	ADDITION	0	01/14/2021
20172421	CO ISSUED	0	11/30/2018
20172420	SWIM POOL	30,000	08/08/2017
20172421	NEW CONSTR	621,515	08/08/2017
20171007	DEMOLITION	20,000	04/04/2017
20100565	REPAIR/RRF	10,000	04/06/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2020/0015	12/16/2015	WD Q	Q	I	01
					SALE PRICE
					1,250,000

GRANTOR: DUNWODY BEACH CLUB LL

GRANTEE: DALZELL JULIAN C &

1872/0447 8/06/2013 SW U I 11 100

GRANTOR: DUNWODY HELEN LONGINO

GRANTEE: DUNWODY BEACH CLUB

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2018] W63S12 FST=[YR=2018] S27E12 FGR=[YR=2018] S17
FOP=[YR=2018] S5E13S1E13 N1E13N5 FGR=[YR=2018] N17
FOP=[YR=2018] E12N27W12S27\$ N27W13FST=[YR=2021] W26 S20 E26
N20\$ S20 BAS=[YR=2018] W11S23E9N5 U8 R5 U3 L2 N7W1\$ E1 S7
D3 R2 D8 L5 S5E2S1 E13\$ W13 N1W13S1W13\$ E13N1E2N23W15S7\$
N7E26N20W12N6W17S6W9\$ E9N6E17 S6E37N12\$ PTR=E15 UOP=[YR=2018]
E5N4 E13S16E40N16E5S25 FOP=[YR=2018] S12 BAS=[YR=2018]
S27W12S14 FOP=[YR=2018] S8 W13S1W4 STR=[YR=2018]
S9E4S5W13N5E4 N9E5\$ W9N1W13N8E13S2 E13N2E13\$
W13S2W13N2W13N14W12 N27E9N6E17 S6E37\$ W37N6W17S6W9 N12E63\$
W63N21\$ W15\$ PTR=S75 FUS=[YR=2018] W9 FOP=[YR=2018]
N12W32S12 E32\$ W41 S27E5S14E15N12E6N8 D8 R8 D10 L5 D2 R2