BLOCK 10 LOTS 1 2 3 4 5
LOTS 26 27 28 29
& AB/R/W OR 126/497

WATSON REALTY CORPORATION/
7821 DEERCREEK CLUB RD STE 200
JACKSONVILLE, FL 32256

2023

00-00-31-1680-0010-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

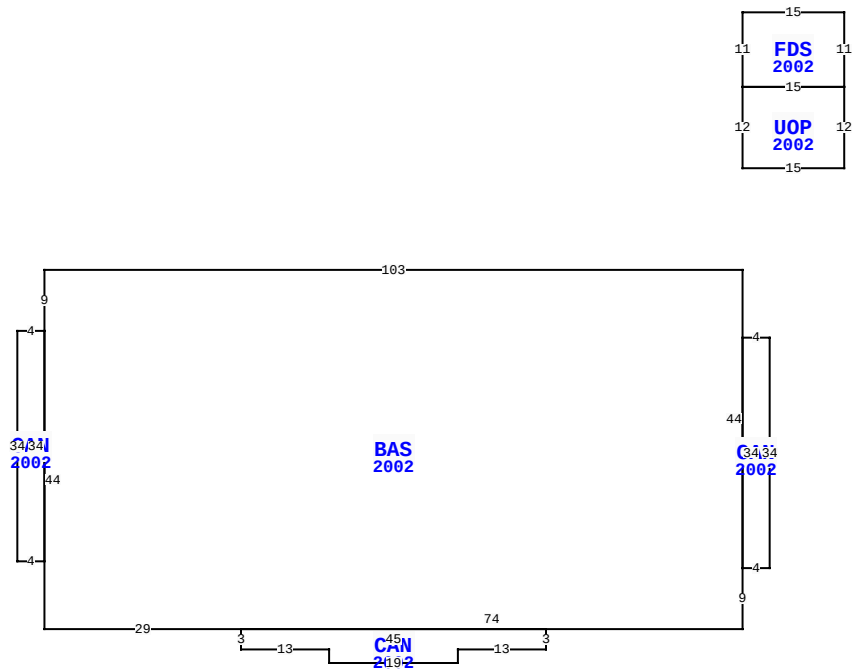
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	08	CLAY TILE 100
Interior Wall	08	DECORATIVE 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		23 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1060.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,459	100	5,459	646,936
CAN	136	30	41	4,859
CAN	136	30	41	4,859
CAN	173	30	52	6,163
FDS	165	60	99	11,733
UOP	180	20	36	4,266
TOTALS	6,249		5,728	678,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
1701	04	5,728	114.3219	162.34	929,884	2002	2002	0	0	10	17.00	73.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 5459 HX Base Yr



3321 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	03/18/2022	KK	LGL DATE	
XF DATE	03/18/2022	KK	LAND DATE	03/18/2022 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	678,815
TOTAL MARKET OB/XF VALUE	89,265
TOTAL LAND VALUE - MARKET	720,000
TOTAL MARKET VALUE	1,488,080
SOH/AGL Deduction	298,521
ASSESSED VALUE	1,189,559
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,189,559
TOTAL JUST VALUE	1,488,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,206,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210169	REMODEL	920,610	03/30/2021
20142082	XFOB	1,420	09/25/2014
20141711	REMODEL	2,000	08/04/2014
20141670	REMODEL	19,000	07/29/2014
20141670	INTREM	19,000	07/29/2014
20141572	SIGN	9,000	07/18/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1051/0966	4/23/2002	TD	U	V	07	100
GRANTOR: HUNTLEY W T & LL TRUS						
GRANTEE: WATSON REALTY CORP						
1039/1118	2/25/2002	TD	Q	V		336,000
GRANTOR: HUNTLTY W T & LL TRUS						
GRANTEE: WATSON REALTY CORPO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W103 S9 CAN=[YR=2002] W4 S34 E4 N34$ S44 E29
CAN=[YR=2002] S3 E13 S2 E19 N2 E13 N3 W45$ E74 N9
CAN=[YR=2002] E4 N34 W4 S34$ N44$ PTR=N15 UOP=[YR=2002] N12
FDS=[YR=2002] N11 E15 S11 W15$ E15 S12 W15$ S15$.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	0	0	0	14,931.00	SF	4.00	4.00	100	2002	2002	3	83	49,571	
2	0400	CONC CURB	0	0	0	0	842.00	LF	15.00	15.00	100	2002	2002	3	87	10,988	
3	0811	CONCRETE B	0	0	0	0	946.00	SF	5.20	5.20	100	2002	2002	3	83	4,083	
4	0422	CL FNC 4'	0	0	0	0	436.00	LF	15.00	15.00	100	2002	2002	3	61	3,989	
5	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	100	2002	2002	3	61	10,803	
6	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100	2002	2002	3	83	227	
7	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50	6.50	100	2002	2002	3	83	194	
8	0810	CONCRETE A	0	0	15	4	60.00	SF	6.50	6.50	100	2002	2002	3	83	324	
9	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2002	2002	3	100	200	
10	1128	BRICK 12"	0	0	6	5	30.00	SF	14.00	14.00	100	2002	2002	3	95	399	

TOTAL OB/XF 80,778

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001700	C	1STORY OFF	0	0006		120.00	240.00	28,800.00	SF		1.00	1.00	1.00	25.00	25.00	720,000							

REVIEW DATE 07/25/2023 BY HS Total Acres: 0.00 Total Land Value: 720,000 Market: 0 Agricultural: 0 Common: 720,000 PRINTED 08/02/2023 BY SYS

BLOCK 10 LOTS 1 2 3 4 5
LOTS 26 27 28 29
& AB/R/W OR 126/497

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JACKSONVILLE, FL 32256

2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	03/18/2022	KK	LGL DATE
XF DATE	03/18/2022	KK	LAND DATE 03/18/2022 KK
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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TOTAL JUST VALUE	1,488,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,206,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091075	H/AC	6,000	08/17/2009
20051179	REMODEL	1,000	02/04/2005
B020732	NEW CONSTR	600,000	04/26/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1051/0966	4/23/2002	TD	U	V	07	100
GRANTOR: HUNTLEY W T & LL TRUS						
GRANTEE: WATSON REALTY CORP						
1039/1118	2/25/2002	TD	Q	V		336,000
GRANTOR: HUNTLTY W T & LL TRUS						
GRANTEE: WATSON REALTY CORPO						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
11	0965	SPRNK FIRE	0	0	0	0	40.00	UT	240.00	240.00	100	2002	2002	3	83	7,968	
12	0646	LWN SPRK H	0	0	0	0	64.00	UT	2.00	2.00	100	2002	2002	3	32	41	
13	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2002	2002	3	87	22	
14	0097	AWNING CN	0	0	0	0	9.00	SF	65.00	65.00	100	2014	2014	3	78	456	

LAND DESCRIPTION

TOTAL OB/XF 8,487

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/25/2023 BY HS Total Acres: 0.00 Total Land Value: 720,000 Market: 0 Agricultural: 0 Common: 720,000 PRINTED 08/02/2023 BY SYS