

BLOCK 10 LOTS 14 15 16 & 17 &
PT OF WITHLACOOCHEE AVE
IN OR 2189/386

LENNON REAL ESTATE INVESTMENTS LLC/
3391 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1680-0010-0140



BUILDING CHARACTERISTICS			
ELEMENT	CD	CONSTRUCTION	
Exterior Wall	16	WD FR STUC 100	
Roof Structure	04	WOOD TRUSS 100	
Roof Cover	04	BUILT-UP 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	13	LVT/LAMNT 40	
Ceiling	01	FIN.SUSPD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		9 100	
Frame	02	WOOD FRAME 100	
Story Height		10 100	
RMS		12 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	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	3,200	100	3,200	202,229
FOP	240	30	72	4,550
TOTALS	3,440		3,272	206,779

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
11	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	2010	2010	3	81	1,260	
12	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2010	2010	3	81	729	
13	0402	CONC BUMPE	0	0	0	0	19.00	UT	25.00	25.00	100	2018	2018	3	99	470	
14	0855	CONC PAVER	0	0	0	0	6,657.00	SF	10.00	10.00	100	2018	2018	3	98	65,239	
15	0801	ASPHALT A	0	0	0	0	304.00	SF	3.00	3.00	100	2015	2015	3	78	711	

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	001700	C	1STORY OFF	0	0006		0.00	0.00	11,500.00	SF		1.00	1.00	1.00	25.00	25.00	287,500

REVIEW DATE 07/12/2019 BY KK

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1701	04	3,272	89.9080	127.67	417,736	1975	1985	0	0	0	50.50	49.50	
1 OFFICE 1&2 - 0% - 0													
Heated Area: 3200													
HX Base Yr													
3391 S FLETCHER AVE, FERNANDINA BEACH													
BLD DATE	07/12/2019			KK	LGL DATE	07/12/2019			KK				
XF DATE	07/12/2019			KK	LAND DATE	07/12/2019			KK				
INC DATE					AG DATE								

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
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Total Acres: 0.00 Total Land Value: 287,500 Market: 0 Agricultural: 0 Common: 287,500

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										206,779	
TOTAL MARKET OB/XF VALUE										68,409	
TOTAL LAND VALUE - MARKET										287,500	
TOTAL MARKET VALUE										562,688	
SOH/AGL Deduction										49,388	
ASSESSED VALUE										513,300	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										513,300	
TOTAL JUST VALUE										562,688	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										466,636	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140442	SIGNS	6,239	03/06/2014
20121021	H/AC	3,000	06/06/2012
20091255	H/AC	3,000	09/17/2009
20081841	ELEC OTHER	2,800	12/23/2008
20081826	OTHER	3,000	12/17/2008
20081800	REMODEL	38,500	12/10/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2189/0386	4/09/2018	WD	Q	I	01	547,500	
GRANTOR: MARGIN OF ERROR LLC							
GRANTEE: LENNON REAL ESTATE							
1593/0077	11/10/2008	WD	Q	I		537,500	
GRANTOR: WATSON WILLIAM A JR							
GRANTEE: MARGIN OF ERROR LLC							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=1993] W40 S80 FOP=[YR=1993] S6 E40 N6 W40\$ E40 N80\$.																	

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