BLOCK 12 LOTS 11 12 & 13 AB
& RW OR 123 PG 246
IN OR 2074/489

DILLER BENJAMIN N & ASHLEY B
3543 S FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1680-0012-0110

BUILDING CHARACTERISTICS

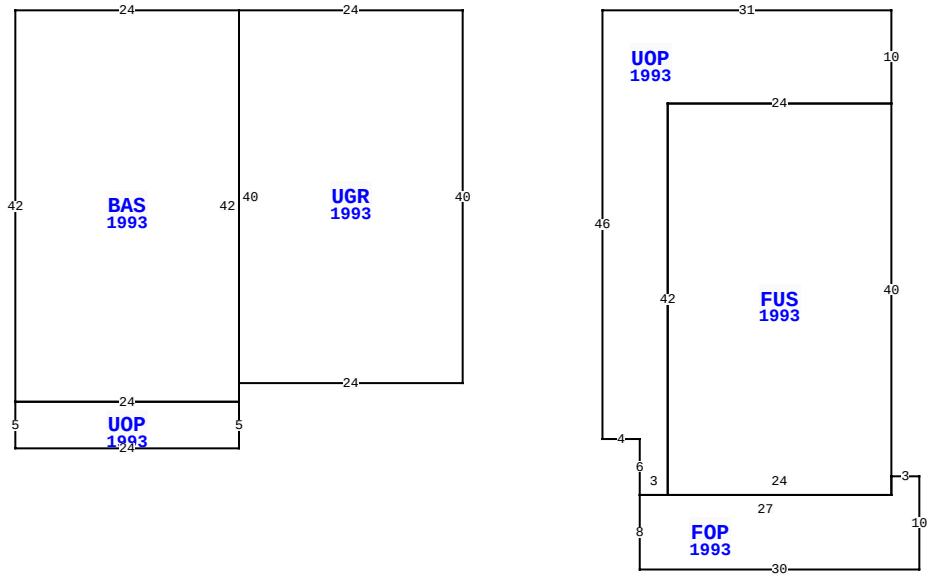
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1059.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	121,174
FOP	246	30	74	8,896
FUS	1,008	100	1,008	121,174
UGR	960	45	432	51,932
UOP	120	20	24	2,885
UOP	580	20	116	13,945
TOTALS	3,922		2,662	320,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,662	104.6400	149.11	396,931	1970	1980	0	0	0	19.38	80.62

1 SFR CUST – 100% - 2017 Heated Area: 2016 HX Base Yr 2017



3543 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		320,006
TOTAL MARKET OB/XF VALUE		13,548
TOTAL LAND VALUE - MARKET		439,306
TOTAL MARKET VALUE		772,860
SOH/AGL Deduction		250,619
ASSESSED VALUE		522,241
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		472,241
TOTAL JUST VALUE		772,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		734,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121259	WTR PIPE	2,400	06/26/2012
20070426	REPAIR/RRF	3,000	03/12/2007
20051106	REMODEL	1,000	01/25/2005
B033580	REPAIR/RRF	4,000	07/29/2003
B032587	REPAIR/RRF	2,000	02/26/2003
5056	REPAIR/RRF	1,800	10/18/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2074/0489	9/23/2016	WD	Q	I	01	585,000
GRANTOR: RAFALKO-WILSON KAREN						
GRANTEE: DILLER BENJAMIN N &						
1485/0828	3/15/2007	WD	U	I	01	100
GRANTOR: WILSON JAMES D & KARE						
GRANTEE: WILSON JAMES D & KA						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 BAS=[YR=1993] W24 S42 UOP=[YR=1993] S5 E24 N5 W24 $ E24 N42 $ S40 E24N40$PTR=E15 UOP=[YR=1993] E31S10FUS=[YR=1993] S40 FOP=[YR=1993] E3 S10 W30 N8 E27 N2 $ S2 W24 N42 E24 $ W24 S42 W3 N6 W4 N46 $ W15 $.

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	0812	CONCRETE C	0	100	52	22	1,237.00	SF	4.00	4.00	100	1980	1980	3	35	1,732	
2	0845	KOOL DECK	0	100	0	0	1,073.00	SF	7.25	7.25	100	1984	1984	3	47	3,656	
3	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	1980	1980	3	20	8,160	

LAND DESCRIPTION

TOTAL OB/XF 13,548

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			75.00	125.00	75.00	FF	1	1.09	1.00	1.01	5,800.00	5,857.42	439,306							

REVIEW DATE 10/17/2017 BY DJ Total Acres: 0.00 Total Land Value: 439,306 Market: 0 Agricultural: 0 Common: 439,306 PRINTED 08/02/2023 BY SYS