BLOCK 13 LOTS 13 & 14
IN OR 910/229
& PT ABANDONED R/W

LAUGHINGHOUSE MYRTICE FAYE
3645 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1680-0013-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

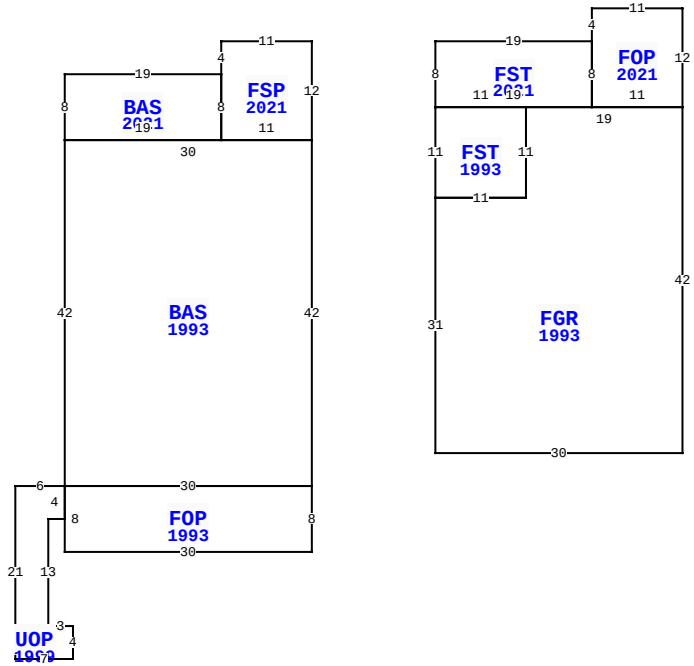
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,260	100	1,260	190,963
BAS	152	100	152	23,037
FGR	1,139	55	626	94,876
FOP	240	30	72	10,912
FOP	132	30	40	6,063
FSP	132	40	53	8,032
FST	121	55	67	10,154
FST	152	55	84	12,731
UOP	104	20	21	3,183
TOTALS	3,432		2,375	359,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,375	119.5000	170.29	404,439	1993	2000	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2000 Heated Area: 1412 HX Base Yr 2000



3645 S FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		359,951
TOTAL MARKET OB/XF VALUE		8,779
TOTAL LAND VALUE - MARKET		344,549
TOTAL MARKET VALUE		713,279
SOH/AGL Deduction		399,426
ASSESSED VALUE		313,853
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		263,853
TOTAL JUST VALUE		713,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		671,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211462	ADDITION	0	09/14/2021
B991096	XFOB	4,100	08/20/1999
7460	NEW CONSTR	89,000	12/15/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0910/0229	12/03/1999	DG	U	I	06	100
GRANTOR: LAUGHINGHOUSE DONALD						
GRANTEE: LAUGHINGHOUSE MYRTI						
0662/0093	6/25/1992	WD	U	V		42,500
GRANTOR: DUNNAGAN WM & CAROL						
GRANTEE: LAUGHINGHSE DONALD						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W11 S4 BAS=[YR=2021] W19 S8 BAS=[YR=1993] S42 UOP=[YR=1999] W6 S21 E7 N4 W3 N13 E2 N4 $ FOP=[YR=1993] S8 E30 N8 W30 $ E30 N42 W30$ E19 N8$ S8 E11 N12$ PTR= E15 FST=[YR=2021] E19 FOP=[YR=2021] N4 E11 S12 FGR=[YR=1993] S42 W30N31 FST=[YR=1993] N11 E11 S11 W11$ E11 N11 E19$ W11 N8$ S8 W19 N8$ W15$.

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	100	0	0	1,393.00	SF	4.00	4.00	100	1993	1993	3	68	3,789	
3	0810	CONCRETE A	0	100	0	0	278.00	SF	6.50	6.50	100	1999	1999	3	79	1,428	
4	1123	CB 8"	0	100	0	0	347.00	SF	6.15	6.15	100	1999	1999	3	79	1,686	
5	0476	VF 6 SBPL	0	100	0	0	94.00	LF	32.00	32.00	100	1999	1999	3	52	1,564	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	1999	1999	3	52	312	

LAND DESCRIPTION

TOTAL OB/XF 8,779

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	000100	C	SFR	100			50.00	125.00	50.00	FF	1	1.09	1.00	1.19	5,800.00	6,890.98	344,549							

REVIEW DATE 12/07/2021 BY DJ Total Acres: 0.00 Total Land Value: 344,549 Market: 0 Agricultural: 0 Common: 344,549 PRINTED 08/02/2023 BY SYS