

BLOCK 13 LOTS 15 16 17 & 18
IN OR 921/808
SEAVIEW SUB PB 1/7

DOWLING MICHAEL T & VICTORIA E
3655 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1680-0013-0150



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														
Exterior Wall	16	WD FR STUC 60	0500	01	3,603	96.8400	138.00	497,214	1990	1990		0		0	16.00	84.00	VALUATION BY		STANDARD											
Exterior Wall	17	CB STUCCO 40	1 SFR CUST - 100% - 2000										Heated Area: 2435					HX Base Yr 2000					Tax Group: 2		Tax Dist:					
Roof Structur	03	GABLE/HIP 100											BUILDING MARKET VALUE										417,660							
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE										20,817							
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET										437,871							
Interior Floo	14	CARPET 80											TOTAL MARKET VALUE										876,348							
Interior Floo	08	SHT VINYL 20											SOH/AGL Deduction										447,553							
Air Condition	03	CENTRAL 100											ASSESSED VALUE										428,795							
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE										50,000							
Bedrooms	4	100											BASE TAXABLE VALUE										378,795							
Bathrooms	2.5	100											TOTAL JUST VALUE										876,348							
Frame	02	WOOD FRAME 100											NCON VALUE										0							
Stories	2.5	2.5 100											INCOME VALUE																	
Units	0	100											PREVIOUS YEAR MKT VALUE										825,272							
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	1,080	100	1,080	125,194																										
BAS	65	100	65	7,535																										
BAS	690	100	690	79,985																										
FGR	1,080	55	594	68,856																										
FGR	625	55	344	39,876																										
FOP	340	30	102	11,824																										
FOP	110	30	33	3,825																										
FUS	600	100	600	69,552																										
PTO	300	5	15	1,739																										
UCP	300	20	60	6,955																										
TOTALS	5,290		3,603	417,660																										
EXTRA FEATURES					3655 S FLETCHER AVE, FERNANDINA BEACH																									
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	70	1,400														
2	0812	CONCRETE C	0	100	0	0	1,667.00	SF	4.00	4.00	100	1990	1990	3	62	4,134														
3	1242	WD DECK A	0	100	9	5	45.00	SF	10.00	10.00	100	1990	1990	3	20	90														
4	0810	CONCRETE A	0	100	0	0	109.00	SF	6.50	6.50	100	1990	1990	3	62	439														
5	0858	SCULP CONC	0	100	0	0	351.00	SF	13.00	13.00	100	1995	1995	3	91	4,152														
6	0811	CONCRETE B	0	100	0	0	512.00	SF	5.20	5.20	100	1995	1995	3	72	1,917														
7	0810	CONCRETE A	0	100	0	0	87.00	SF	6.50	6.50	100	1995	1995	3	72	407														
8	0810	CONCRETE A	0	100	8	10	80.00	SF	6.50	6.50	100	1990	1990	3	62	322														
9	0861	POOL GUNIT	0	100	0	0	315.00	SF	85.00	85.00	100	1997	1997	3	21	5,623														
10	0845	KOOL DECK	0	100	0	0	429.00	SF	7.25	7.25	100	1997	1997	3	75	2,333														
LAND DESCRIPTION					TOTAL OB/XF 20,817																									
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			50.00	125.00	50.00	FF	1	1.09	1.00	1.01	5,800.00	5,857.42	292,871													
2	000100	C	SFR	100			50.00	100.00	50.00	FF	1	1.00	1.00	0.50	5,800.00	2,900.00	145,000													