

BLOCK 14 LOTS 1 2 3 & 4
& PT OF WITHLOCOCHEE AVE
SEAVIEW SUB PB 1/7

SPANNER JACK C & KATHLEEN T
3669 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1680-0014-0010

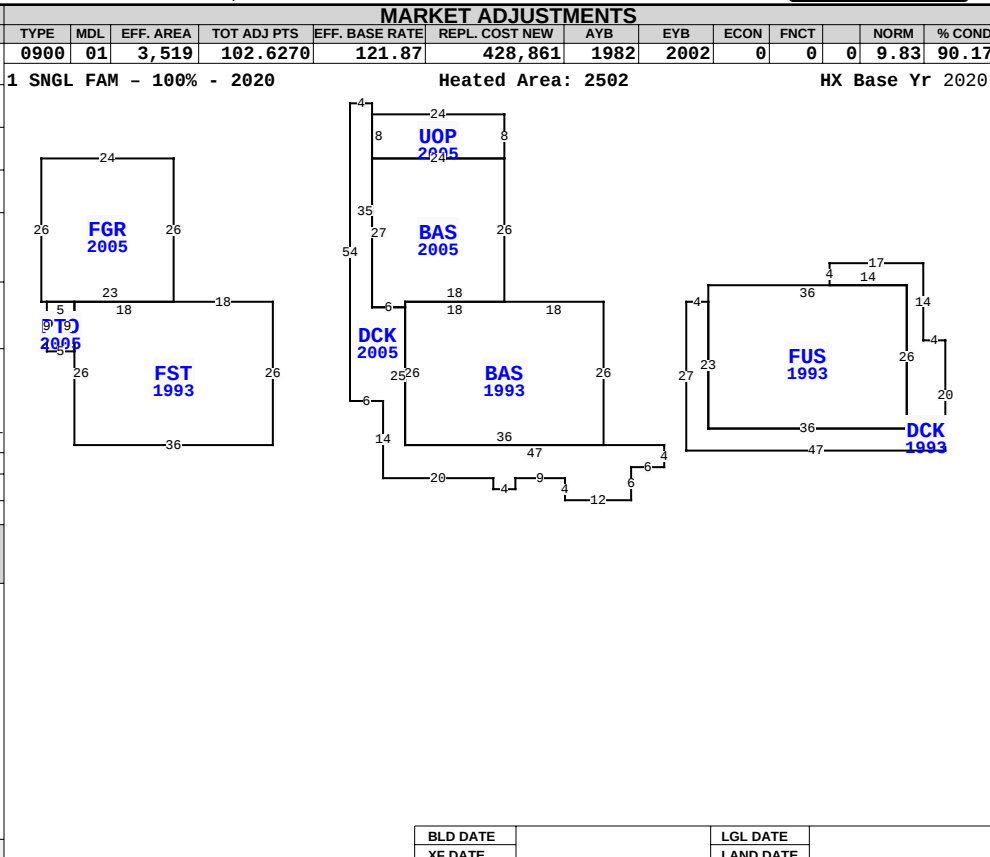


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	17 CB STUCCO 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	3. 3. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
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	936	100	936	102,857
BAS	630	100	630	69,231
DCK	490	10	49	5,385
DCK	700	10	70	7,692
FGR	624	55	343	37,692
FST	936	55	515	56,593
FUS	936	100	936	102,857
PTO	45	5	2	220
UOP	192	20	38	4,176
TOTALS	5,489		3,519	386,704

EXTRA FEATURES							
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0812	CONCRETE C	0	100	0	0	
6	0811	CONCRETE B	0	100	0	0	
7	0861	POOL GUNIT	0	100	0	0	
8	0845	KOOL DECK	0	100	0	0	
9	0479	VF PICKET	0	100	0	0	
10	0475	VF 4 SBPL	0	100	0	0	
11	0476	VF 6 SBPL	0	100	0	0	
12	1126	CB/STC 8"	0	100	0	0	
13	0830	FLAGSTONE	0	100	0	0	
14	1126	CB/STC 8"	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	
REVIEW DATE			10/15/2018	BY	DJX



3669 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/IF	
28,118	

NASSAU COUNTY PROPERTY	
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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	386,704
TOTAL MARKET OB/IF VALUE	29,917
TOTAL LAND VALUE - MARKET	482,386
TOTAL MARKET VALUE	899,007
SOH/AGL Deduction	235,123
ASSESSED VALUE	663,884
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	613,884
TOTAL JUST VALUE	899,007
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	861,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111880	REPL DECK	5,000	10/18/2011
20081445	REPAIR/RRF	3,816	09/15/2008
20051077	XFOB	4,000	01/20/2005
20042058	SWIM POOL	40,000	11/03/2004
20041755	GAS	1,000	09/29/2004
B041385	NEW CONSTR	60,000	07/29/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2268/1868	4/15/2019	WD	Q	I	01	712,500
GRANTOR: BLACKWELDER TAMMY J &						
GRANTEE: SPANNER JACK C & KA						
2189/0256	4/09/2018	WD	Q	I	01	610,000
GRANTOR: WILLIAMS GRETCHEN LIV						
GRANTEE: MOUER TAMMY J						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W18 BAS=[YR=2005] N26 UOP=[YR=2005] N8 W24	
DCK=[YR=2005] N2 W4 S54 E6 S14 E20 S2 E4 N2 E9 S4 E12 N6 E6	
N4 W47 N25 W6 N35 \$ S8 E24 \$ W24 S27 E6 N1 E18 \$ W18 S26 E36	
N26 \$ PTR= E15 DCK=[YR=1993] E4 FUS=[YR=1993] N3 E36 S26	
W36 N23 \$ S23 E36 N26 W14 N4 E17 S14 E4 S20 W47 N27 \$ W15\$	
PTR= W60 FST=[YR=1993] W18 FGR=[YR=2005] N26 W24 S26 E1	
PTO=[YR=2005] S9 E5 N9 W5 \$ E23\$ W18 S26 E36 N26 \$ E60 \$.	

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