

BLOCK 14 LOTS 5 6 & 7
IN OR 2201/391
SEAVIEW SUB PB 1/7

ODONNELL JOSEPH M/ODONNELL CAROLINE DI DONATO
3679 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1680-0014-0050



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 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 70
Interior Floor	12 HARDWOOD 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	3. 100
Units	0 100
Occupancy	00 NONE 100

Quality	05	Quality Level 05	
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	293	100	293	42,748
FGR	907	55	499	72,803
FOP	120	30	36	5,253
FOP	235	30	70	10,213
FUS	1,200	100	1,200	175,078
FUS	1,200	100	1,200	175,078
UOP	56	20	11	1,605
UOP	80	20	16	2,334
UOP	120	20	24	3,501
UOP	200	20	40	5,836
TOTALS	4,985		3,504	511,228

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP - PRE FAB	0	100	0	0	
2	0810	CONCRETE A	0	100	0	0	
3	0810	CONCRETE A	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,504	110.0880	156.88	549,708	1998	2008	0	0	7.00	93.00
1 SFR CUST - 100% - 2019 Heated Area: 2693 HX Base Yr 2019											
** This building has 12 Sub-Areas											
3679 S FLETCHER AVE, FERNANDINA BEACH											

BLD DATE	09/13/2011	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		511,228	
TOTAL MARKET OB/XF VALUE		11,053	
TOTAL LAND VALUE - MARKET		439,306	
TOTAL MARKET VALUE		961,587	
SOH/AGL Deduction		239,315	
ASSESSED VALUE		722,272	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		672,272	
TOTAL JUST VALUE		961,587	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		900,189	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121899	WINDOW	4,500	09/12/2012
B983189	NEW CONSTR	135,000	02/17/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2201/0391	6/04/2018	WD	Q	I	01	775,000
GRANTOR: ANWAR ASIF & KHALIDA						
GRANTEE: O'DONNELL JOSEPH M &						
2128/0933	6/21/2017	WD	Q	I	01	735,000
GRANTOR: BRAEGER PAUL J & SHER						
GRANTEE: ANWAR ASIF & KHALID						

BUILDING NOTES	
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BUILDING DIMENSIONS	
UOP=[YR=1998] W4 S4 W6 UOP=[YR=1998] N4 W15 S8 BAS=[YR=1998] W10 S11 FGR=[YR=1998] S23 UOP=[YR=1998] S10 E24 N5 W1 N5 W23 \$ E23 S5 E12 N34 W7 S6 W28 \$ E28 N6 W3 N5 W15 \$ E15 N4 \$ S4 E10 N8 \$ PTR= E15 FUS=[YR=1998] E10 UOP=[YR=1998] N8 E25 S8 W25 \$ E15 S5 E10 S34 W11 UOP=[YR=1998] S5 W4 S7 R5 D4 D4 L4 W6 L4 U4 U4 R5 N7W16 N10 E23 S5 E1 \$ W1 N5 W23 N34 \$ W15 \$ PTR= N20 FUS=[YR=1998] N34 W10 N5 UOP=[YR=1998] E10 N8 W10 FOP=[YR=1998] W15 S8 E15 N8 \$ S8 \$ W25 S34 FOP=[YR=1998] S10 E24 N5 W1 N5 W23 \$ E23 S5 E12 \$ S20 \$.	