

BLOCK 14 LOTS 11 12 & 13 & R/W
IN OR 2388/1801
SEAVIEW SUB PB 1/7

TARZIA MICHAEL G III
3709 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1680-0014-0110



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	PAGE 1 of 1 2														
Exterior Wall	14	WD SHINGLE 70	0500	01	4,118	102.8412	146.55	603,493	1997	1997	0	0	12.50	87.50	VALUATION SUMMARY														
Exterior Wall	17	CB STUCCO 30	1 SFR CUST - 100% - 2014													Heated Area: 3126													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2014													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 70																											
Interior Floor	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	3	100																											
Frame	02	WOOD FRAME 100																											
Stories	3.	3. 100																											
Units	0	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																									
BAL	28	15	4	513																									
BAS	666	100	666	85,402																									
FGR	684	55	376	48,215																									
FOP	64	30	19	2,436																									
FOP	296	30	89	11,413																									
FOP	368	30	110	14,106																									
FSP	360	40	144	18,465																									
FUS	1,110	100	1,110	142,337																									
FUS	1,350	100	1,350	173,113																									
STR	48	10	5	641																									
TOTALS	6,027		4,118	528,056																									
EXTRA FEATURES			3709 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	0812	CONCRETE C	0	100	0	0	3,349.00	SF	4.00	4.00	100	1997	1997	3	75	10,047													
2	0861	POOL GUNIT	0	100	0	0	232.00	SF	85.00	85.00	100	1997	1997	3	21	4,141													
3	0845	KOOL DECK	0	100	0	0	412.00	SF	7.25	7.25	100	1997	1997	3	75	2,240													
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	200													
5	0462	ST/AL FNC	0	100	0	0	106.00	SF	10.00	10.00	100	1997	1997	3	26	276													
6	0092	AUTO GATE	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	20	700													
7	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	1997	1997	3	45	405													
8	1126	CB/STC 8"	0	100	0	0	1,662.00	SF	8.00	8.00	100	1997	1997	3	75	9,972													
TOTAL OB/XF 27,981																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
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 08/20/2019 BY DJA Total Acres: 0.00 Total Land Value: 439,306 Market: 0 Agricultural: 0 Common: 439,306 PRINTED 08/02/2023 BY SYS																													

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 528,056

TOTAL MARKET OB/XF VALUE 27,981

TOTAL LAND VALUE - MARKET 439,306

TOTAL MARKET VALUE 995,343

SOH/AGL Deduction 266,156

ASSESSED VALUE 729,187

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 679,187

TOTAL JUST VALUE 995,343

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 937,717

PERMIT NUM DESCRIPTION AMT ISSUED

20122028 H/AC 2,500 10/01/2012

B972345 XF0B 4,200 12/04/1997

B972316 NEW CONSTR 10,500 11/26/1997

B9710233 NEW CONSTR 179,000 01/06/1997

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2388/1801 8/27/2020 QC U I 11 100

GRANTOR: TARZIA DIANA D

GRANTEE: TARZIA MICHAEL G II

1883/1155 10/01/2013 WD Q I 02 650,000

GRANTOR: IRONS RICHARD DAVIS T

GRANTEE: TARZIA DIANA DILALL

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=1997] W7 STR=[YR=1997] W12 S4 FSP=[YR=1997] W26

FOP=[YR=1997] W8 S46 E8 UOP=[YR=1997] E16 S16 E4 N13 E1 S13

E4 N16 E12 FOP=[YR=1997] E8 N8 W8 S8 \$ N8 W37 S8 \$ N46 \$ S8

FUS=[YR=1997] S30 E45 N30 W45 \$ E45 N8 W19\$ E12 N4 \$ S4E7N4\$

PTR= E15 FUS=[YR=1997] E37 S30 FOP=[YR=1997] S8 W37 N8 E37 \$

W37 N30 \$ W15 \$ PTR= N15 BAS=[YR=1997] N30 UOP=[YR=1997] N8

W52 S18 UST=[YR=2009] S20 E7 FGR=[YR=1997] E26 N6 W4 N24 W22

S30 \$ N20 W7\$ E7 N10 E45 \$ W23S24 E4 S6 E19 \$ S15 \$.