

BLOCK 15 LOTS 11 12 & 13 & PT
OF WITHLOCOCHEE AVE
IN OR 2464/170

STREIT TYLER C & JONES BETSY H
3815 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1680-0015-0110



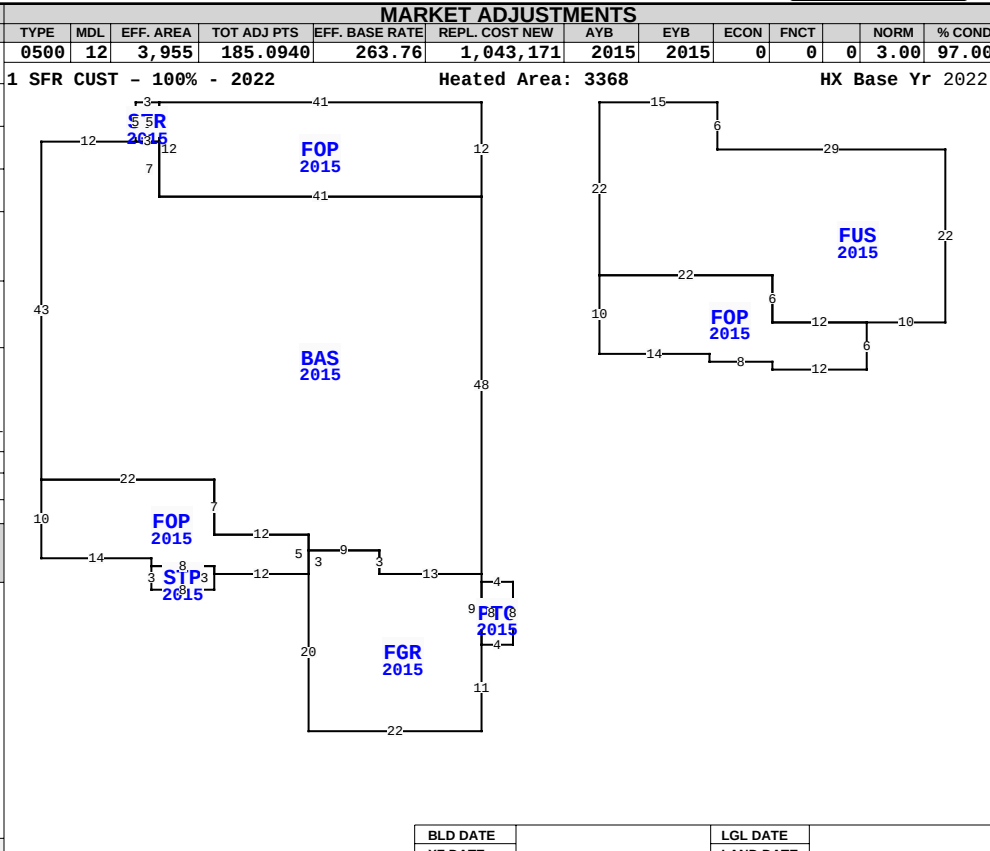
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	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	2,442	100	2,442	624,779
FGR	467	55	257	65,752
FOP	288	30	86	22,003
FOP	300	30	90	23,026
FOP	492	30	148	37,865
FUS	926	100	926	236,915
PTO	32	5	2	512
STP	24	10	2	512
STR	15	10	2	512
TOTALS	4,986		3,955	1,011,876

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0855	CONC PAVER	0	100	0	0	1,203.00	SF	10.00	10.00	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	10,000.00	10,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			75.00	125.00	75.00	FF 1	



3815 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
22,344											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											2
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						1,011,876					
TOTAL MARKET OB/XF VALUE						22,344					
TOTAL LAND VALUE - MARKET						516,824					
TOTAL MARKET VALUE						1,551,044					
SOH/AGL Deduction						80,425					
ASSESSED VALUE						1,470,619					
TOTAL EXEMPTION VALUE						221,772					
BASE TAXABLE VALUE						1,248,847					
TOTAL JUST VALUE						1,551,044					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						1,427,785					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132895	CO ISSUED	0	01/22/2015
20132895	NEW CONSTR	426,000	12/31/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2464/0170	5/21/2021	WD	Q	I	02	1,500,000	
GRANTOR: MCGROGAN PATRICK A &							
GRANTEE: STREIT TYLER C & BE							
1960/1052	1/26/2015	WD	Q	I	02	1,050,000	
GRANTOR: ARH MODELS LLC							
GRANTEE: MCGROGAN PATRICK A							

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP=[YR=2015] W41 STR=[YR=2015] W3 S5 BAS=[YR=2015] W12 S43 FOP=[YR=2015] S10 E14 S1 STP=[YR=2015] S3 E8 N3 W8\$ E8 S1 E12 FGR=[YR=2015] S20 E22 N11 PTO=[YR=2015] E4 N8 W4 S8\$ N9 W13 N3 W9 S3\$ N5 W12 N7 W22\$ E22 S7 E12 S2 E9 S3 E13 N48 W41 N7 W3 \$ E3 N5\$ S12 E41 N12\$ PTR=E15 FUS=[YR=2015] E15 S6 E29 S22 W10 FOP=[YR=2015] S6 W12 N1 W8 N1 W14 N10 E22 S6 E12\$ W12 N6 W22 N22 \$ W15\$.											