BLOCK 15 LOTS 14 15 16
IN OR 1039/231
SEAVIEW SUB PB1/7

POLLOCK DONALD D & MARLENE T
3827 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1680-0015-0140

BUILDING CHARACTERISTICS

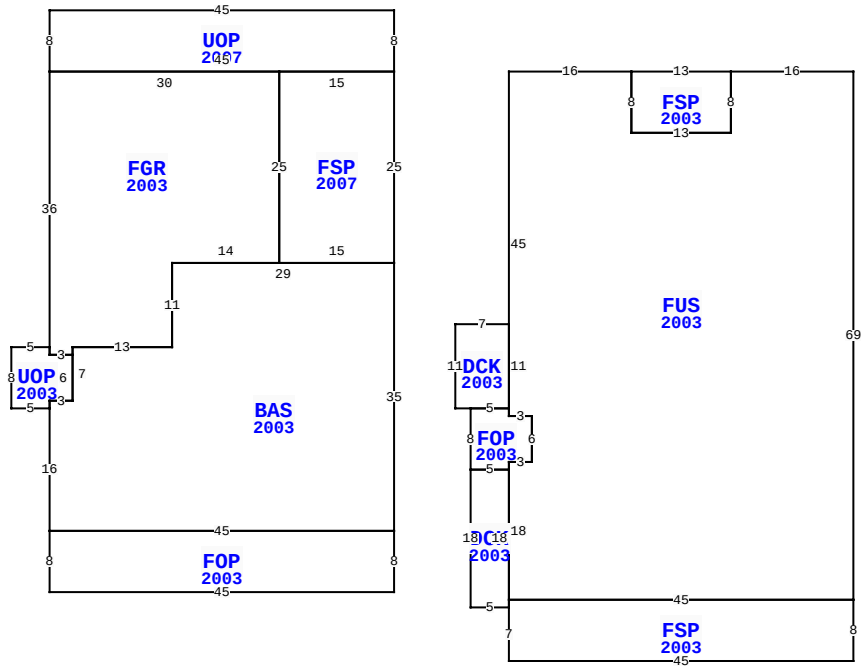
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,378	100	1,378	203,525
DCK	77	10	8	1,182
DCK	90	10	9	1,329
FGR	929	55	511	75,472
FOP	58	30	17	2,511
FOP	360	30	108	15,951
FSP	104	40	42	6,204
FSP	360	40	144	21,268
FSP	375	40	150	22,155
FUS	2,983	100	2,983	440,576
TOTALS	7,132		5,434	802,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	5,434	114.2138	162.75	884,384	2003	2003	0	0	0	9.25	90.75

1 SFR CUST – 100% - 2004 Heated Area: 4361 HX Base Yr 2004



** This building has 12 Sub-Areas

3827 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		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		802,578
TOTAL MARKET OB/XF VALUE		53,430
TOTAL LAND VALUE - MARKET		439,306
TOTAL MARKET VALUE		1,295,314
SOH/AGL Deduction		537,556
ASSESSED VALUE		757,758
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		707,758
TOTAL JUST VALUE		1,295,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,204,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060151	REMODEL	1,000	01/20/2006
20053148	SWIM POOL	40,000	12/09/2005
B022001	NEW CONSTR	300,000	12/02/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1039/0231	2/21/2002	WD	U	V	07	100
GRANTOR: METTS DIANA H & JAMES						
GRANTEE: POLLOCK DONALD & MA						
1028/1355	1/03/2002	WD	U	V	21	231,700
GRANTOR: METTS DIANA HOLLE & J						
GRANTEE: POLLOCK DONALD & MA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2007] N8 W45 S8 E45$ FSP=[YR=2007] W15 FGR=[YR=2003] W30 S36 UOP=[YR=2003] W5 S8 E5 BAS=[YR=2003] S16 FOP=[YR=2003] S8 E45 N8 W45 $ E45 N35 W29 S11 W13 S7 W3 S1 $ N1 E3 N6 W3 N1 $ S1 E3 N1 E13 N11 E14 N25 $ S25 E15 N25 $ PTR= E15 FUS=[YR=2003] E16 FSP=[YR=2003] S8 E13 N8 W13 $ S8 E13 N8 E16 S69 FSP=[YR=2003] S8 W45 N7 DCK=[YR=2003] W5 N18 FOP=[YR=2003] N8 DCK=[YR=2003] W2 N11 E7 S11 W5 $ E5 S1 E3 S6 W3 S1 W5 $ E5 S18 $ N1 E45 $ W45 N18 E3 N6 W3 N45 $ W15 $.

EXTRA FEATURES

LN	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	2003	2003	3	88	1,760	
2	0825	BRICK	0	100	0	0	2,353.00	SF	12.50	12.50	100	2003	2003	3	96	28,236	
3	0810	CONCRETE A	0	100	0	0	112.00	SF	6.50	6.50	100	2003	2003	3	84	612	
4	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2003	2003	3	100	10,000	
5	0855	CONC PAVER	0	100	0	0	230.00	SF	10.00	10.00	100	2007	2007	3	89	2,047	
6	0861	POOL GUNIT	0	100	0	0	223.00	SF	85.00	85.00	100	2007	2007	3	52	9,857	
7	0479	VF PICKET	0	100	0	0	124.00	LF	10.00	10.00	100	2007	2007	3	74	918	

LAND DESCRIPTION

TOTAL OB/XF 53,430

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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			75.00	125.00	75.00	FF	1	1.09	1.00	1.01	5,800.00	5,857.42	439,306							

REVIEW DATE 10/15/2018 BY DJX Total Acres: 0.00 Total Land Value: 439,306 Market: 0 Agricultural: 0 Common: 439,306 PRINTED 08/02/2023 BY SYS