

BLOCK 17 LOTS 1 THRU 4
& PT OF CLOSED AVE
IN OR 1830/1427

DIGNUM CONNIE E TRU
3929 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

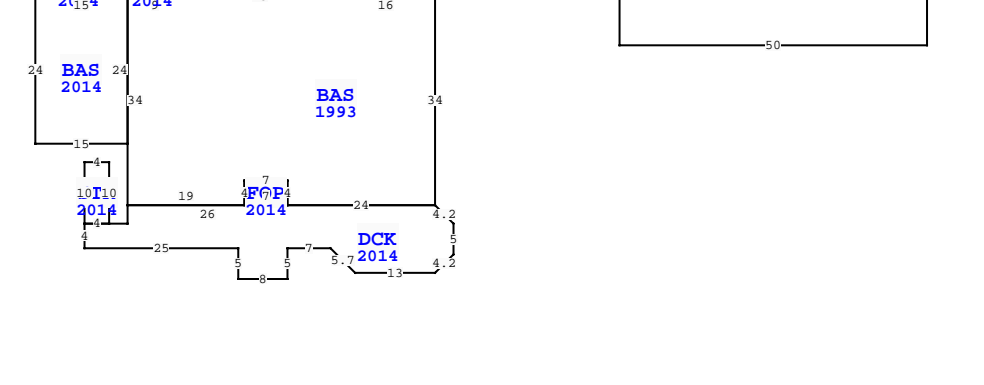
00-00-31-1680-0017-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 100
Roof Structur	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	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,686	94.5000	134.66	496,357	1981	1995	0	0	13.50	86.50

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			429,349
TOTAL MARKET OB/XF VALUE			10,525
TOTAL LAND VALUE - MARKET			537,370
TOTAL MARKET VALUE			977,244
SOH/AGL Deduction			479,648
ASSESSED VALUE			497,596
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			447,596
TOTAL JUST VALUE			977,244
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			926,474



Quality	
DOR CODE	MAP NUM
03 Quality Level 03	01
0100 SINGLE FAMILY	
NEIGHBORHOOD/LOC	1059.00

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131918	REMODEL	125,000	08/15/2013
20130711	WINDOWS	17,600	04/05/2013
20101413	OTHER	3,000	08/24/2010
20010580	REPAIR/RRF	5,000	04/03/2001

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,672	100	1,672	194,756
BAS	360	100	360	41,933
BAS	468	100	468	54,513
DCK	56	10	6	699
DCK	502	10	50	5,824
FCP	468	25	117	13,628
FGR	1,700	55	935	108,910
FOP	28	30	8	932
STR	40	10	4	466
STR	40	10	4	466
TOTALS	5,646		3,686	429,349

EXTRA FEATURES																
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	0811	CONCRETE B	0	100	0	1,750.00	SF	5.20	5.20	100	2014	2014	3	95	8,645	
4	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	51.5	1,030	
5	1122	CB 6"	0	100	6	153.00	SF	5.85	5.85	100	2014	2014	3	95	850	

SALES DATA						
OFF RECORD Number	DATE	TYPE	Q	V	RSN	SALE PRICE
1830/1427	12/18/2012	WD	U	I	37	300,000

GRANTOR: ENTZMINGER JOYCE P
GRANTEE: CONNIE E DIGNUM TRU
0280/0363 12/01/1978 WD Q V 15,000
GRANTOR:
GRANTEE:

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2014] W18 S26 BAS=[YR=1993] W25 STR=[YR=2014] N4 W10 DCK=[YR=2014] W14 S4 BAS=[YR=2014] S24 E15 N24 W15\$ E14 N4\$ S4 E10\$ W9 S34 DCK=[YR=2014] S3 W3 STR=[YR=2014] N10 W4 S10 E4\$ W4 S4 E25 S5 E8 N5 E7 D4 R4 E13 U3 R3 N5 U3 L3 W24 FOP=[YR=2014] W7 N4 E7 S4\$ W26\$ E19 N4 E7 S4 E24 N34 W16\$ E18 N26\$ PTR=E15 UCP=[YR=1993] E13 FGR=[YR=1993] E34 FCP=[YR=2014] E18 N26 W18 S26\$ E16 S34 W50 N34\$ S24 W13 N24\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF														10,525								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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				100.00	125.00	100.00	FF	1	1.09	1.00	0.93	5,800.00	5,373.70	537,370							