BLOCK 1 N1/2 OF LOT 14
IN OR 2077/169
SOUTH BEACH PB 3/11

WHITEFIELD JAMES & LAUREN
3024 S FLETCHER AVE UNIT A
FERNANDINA BEACH, FL 32034

2023

00-00-31-1720-0001-0141

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

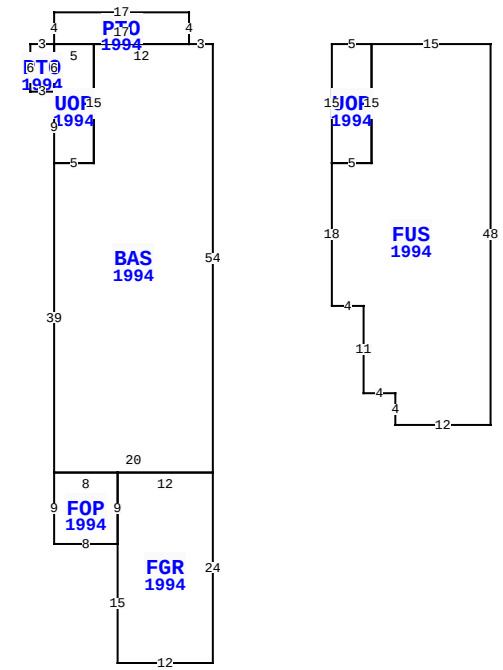
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,005	100	1,005	103,810
FGR	288	55	158	16,320
FOP	72	30	22	2,273
FUS	809	100	809	83,564
PTO	18	5	1	104
PTO	68	5	3	310
UOP	75	20	15	1,549
UOP	75	20	15	1,549
TOTALS	2,410		2,028	209,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	11	2,028	140.8887	119.76	242,873	1994	1994	0	0	0	13.75	86.25

1 SFR PATIO – 100% - 2022 Heated Area: 1814 HX Base Yr 2022



3024 S FLETCHER AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		209,478
TOTAL MARKET OB/XF VALUE		7,929
TOTAL LAND VALUE - MARKET		487,500
TOTAL MARKET VALUE		704,907
SOH/AGL Deduction		0
ASSESSED VALUE		704,907
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		654,907
TOTAL JUST VALUE		704,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		790,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171068	KIT,BAT	55,000	04/10/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2077/0169	10/04/2016	PR	U	I	19	550,000

GRANTOR: SHERIDAN DANA D P/R E

GRANTEE: WHITEFIELD JAMES &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W3 PTO=[YR=1994] N4 W17 S4 PTO=[YR=1994] W3 S6 E3 UOP=[YR=1994] S9E5 N15 W5 S6$ N6$ E17$ W12 S15 W5 S39 FOP=[YR=1994] S9 E8 FGR=[YR=1994] S15 E12 N24 W12 S9$ N9 W8$ E20 N54 $ PTR=E15 UOP=[YR=1994] E5 FUS=[YR=1994] E15 S48 W12 N4 W4 N11 W4 N18 E5 N15$ S15 W5 N15$ 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	1994	1994	3	77	1,540	
2	0812	CONCRETE C	0	100	0	0	1,004.00	SF	4.00	4.00	100	1994	1994	3	70	2,811	
3	0810	CONCRETE A	0	100	20	5	100.00	SF	6.50	6.50	100	1994	1994	3	70	455	
4	0845	KOOL DECK	0	100	0	0	170.00	SF	7.25	7.25	100	1994	1994	3	70	863	
5	0861	POOL GUNIT	0	100	0	0	119.00	SF	85.00	85.00	100	1994	1994	3	20	2,023	
6	0415	BEACHWALK	0	100	0	0	197.00	SF	5.75	5.75	100	1994	1994	3	20	227	
7	1242	WD DECK A	0	100	0	0	5.00	SF	10.00	10.00	100	1994	1994	3	20	10	

LAND DESCRIPTION

TOTAL OB/XF 7,929

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	000120	C	SFR OCN FT	100			25.00	350.00	25.00	FF		1.00	1.00	1.30	15,000.00	19,500.00	487,500							

REVIEW DATE 04/10/2017 BY DJX Total Acres: 0.00 Total Land Value: 487,500 Market: 0 Agricultural: 0 Common: 487,500 PRINTED 08/02/2023 BY SYS