

BLOCK 5 LOT 8
IN OR 2467/30
(EX S-15 OF TRACT A)

EX S-4

3105 S FLETCHER FB LLC
3100 S FLECTCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1720-0005-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	4	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

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1059.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	68,298
HXB	780	100	780	68,298
HXP	256	30	77	6,742
STR	36	10	4	350
UOP	256	20	51	4,466

TOTALS	2,108		1,692	148,153
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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	0510	GARAGE WD-	0	0	16	20	320.00	SF	70.00	70.00	100	1955	1955	3	20	4,480	
2	0810	CONCRETE A	0	0	15	4	60.00	SF	6.50	6.50	100	1955	1955	3	20	78	
5	1242	WD DECK A	0	0	6	6	36.00	SF	10.00	10.00	100	2009	2009	3	45	162	
6	0861	POOL GUNIT	0	0	0	0	364.00	SF	85.00	85.00	100	2017	2017	3	87	26,918	
7	0855	CONC PAVER	0	0	0	0	524.00	SF	10.00	10.00	100	2017	2017	3	97	5,083	
8	0462	ST/AL FNC	0	0	0	0	570.00	SF	10.00	10.00	100	2017	2017	3	87	4,959	

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0			50.00	100.00	50.00	FF	1	1.00	1.00	1.00	5,800.00	5,800.00	290,000							

MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		VALUATION SUMMARY									PAGE 1 of 1
2700	01	1,692	91.5000	109.11	184,614	1955	1990	0	0	0	19.75	80.25		STANDARD									2
1 DUPLEX - 0% - 0														Heated Area: 1560 HX Base Yr									

3105 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

VALUATION BY				STANDARD			
Tax Group: 2		Tax Dist:					
BUILDING MARKET VALUE				148,153			
TOTAL MARKET OB/XF VALUE				41,680			
TOTAL LAND VALUE - MARKET				290,000			
TOTAL MARKET VALUE				479,833			
SOH/AGL Deduction				0			
ASSESSED VALUE				479,833			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				479,833			
TOTAL JUST VALUE				479,833			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				458,956			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173463	SWIM POOL	28,400	11/06/2017
20173241	MTLR00F	20,000	10/23/2017
20111326	XFOB	1,000	08/08/2011
20102028	XFOB	800	11/29/2010
20091223	GAS	350	09/14/2009
20091063	H/AC	50	08/13/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2467/0030	5/28/2021	WD	Q	I	01	708,500	
GRANTOR: 3105 SOUTH FLETCHER L							
GRANTEE: 3105 S FLETCHER FB							
2146/0942	9/08/2017	QC	U	I	11	100	
GRANTOR: MORAN CHRISTOPHER EDW							
GRANTEE: 3105 SOUTH FLETCHER							

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S26 E5 UOP=[YR=1993] S8 E29N14 W4 S6 W25 \$ E25 N26 \$ PTR=E20 HXB=[YR=1993] E30 S8 STR=[YR=1993] E3 S12 HXP=[YR=1993] E1 S14 W29 N8 E25 N6 E3 \$ W3 N12\$ S18 W30 N26 \$ W20 \$.