

BLOCK 3 LOT 2
IN OR 1929/1701
& ESMT IN OR 1929/1703

KIENLE PHILIP R &/GREINER-KIENLE DEBORAH J
3500 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0003-0020



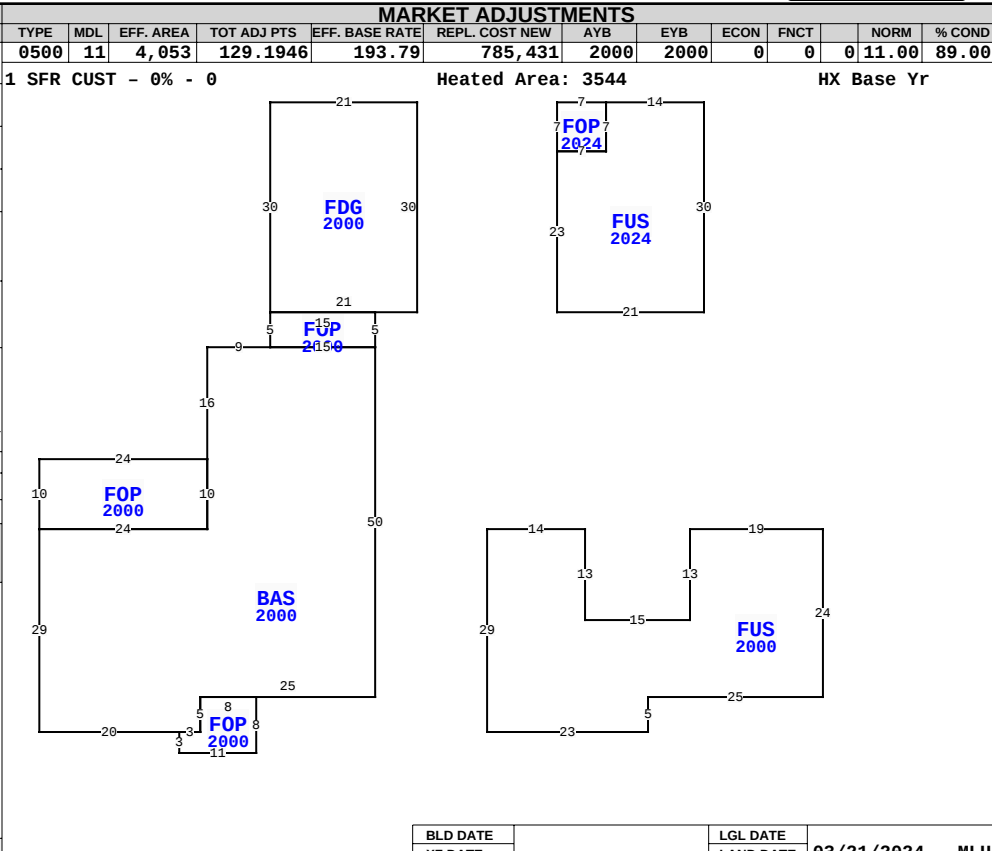
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,891	100	1,891	326,147
FDG	630	60	378	65,195
FOP	73	30	22	3,794
FOP	75	30	22	3,794
FOP	240	30	72	12,418
FOP	49	30	15	2,587
FUS	1,072	100	1,072	184,891
FUS	581	100	581	100,207
TOTALS	4,611		4,053	699,034

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	970.00	SF	6.50	6.50
2	0810	CONCRETE A	0	0	15	45.00	SF	6.50	6.50
3	0819	CONC 12"	0	0	3	15.00	SF	9.50	9.50
4	0810	CONCRETE A	0	0	3	21.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		R-2	0.00	0.00	60.00



1805 PARK AVE, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	03/21/2024
	INC DATE		AG DATE	MLU

TOTAL OB/XF									
5,433									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		699,034	
TOTAL MARKET OB/XF VALUE		5,433	
TOTAL LAND VALUE - MARKET		240,000	
TOTAL MARKET VALUE		944,467	
SOH/AGL Deduction		110,377	
ASSESSED VALUE		834,090	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		834,090	
TOTAL JUST VALUE		944,467	
NCON VALUE		64,891	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		710,215	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0137	FGR APART= 698HTD	116,824	03/23/2023
20111315	OTHER	1,200	08/08/2011
20110370	H/AC	4,500	03/16/2011
2002642	NEW CONSTR	186,000	04/04/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1929/1701	7/25/2014	WD	Q	I	02
GRANTOR: COHOON DENNIE L TRUST					SALE PRICE
GRANTEE: KIENLE PHILIP R & D					495,000
1152/1317					386,000
7/10/2003					
WD					
Q					
I					
GRANTOR: MATHIEU MICHAEL					
GRANTEE: COHOON DENNIE L TRU					

BUILDING NOTES									
BAS=[YR=2000;ORIG=-21,35] W9 S16 S10 W24 S29 E20 E3 N5 E25 N50 W15 \$									
FUS=[YR=2000;ORIG=10,61] E14 S13 E15 N13 E19 S24 W25 S5 W23 N29 \$									
FDG=[YR=2000;ORIG=0,0] W21 S30 E21 N30 \$									
PTR=[ORIG=0,0] S61 E10 N61 W10 \$									
FOP=[YR=2000;ORIG=-30,51] W24 S10 E24 N10 \$									
FOP=[YR=2000;ORIG=-21,30] S5 E15 N5 W15 \$									
FOP=[YR=2000;ORIG=-34,90] S3 E11 N8 W8 S5 W3 \$									
FUS=[YR=2024;ORIG=20,30] N23 E7 N7 E14 S30 W21 \$									
FOP=[YR=2024;ORIG=20,0] E7 S7 W7 N7 \$									