LOT 5
OR 2076/356
SEA CASTLES PB 4/100

**SHULTS GAIL A LIVING TRUST/SHULTS CHRISTIAN**
3165 S FLETCHER AV 5
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1670-0005-0000**

## BUILDING CHARACTERISTICS

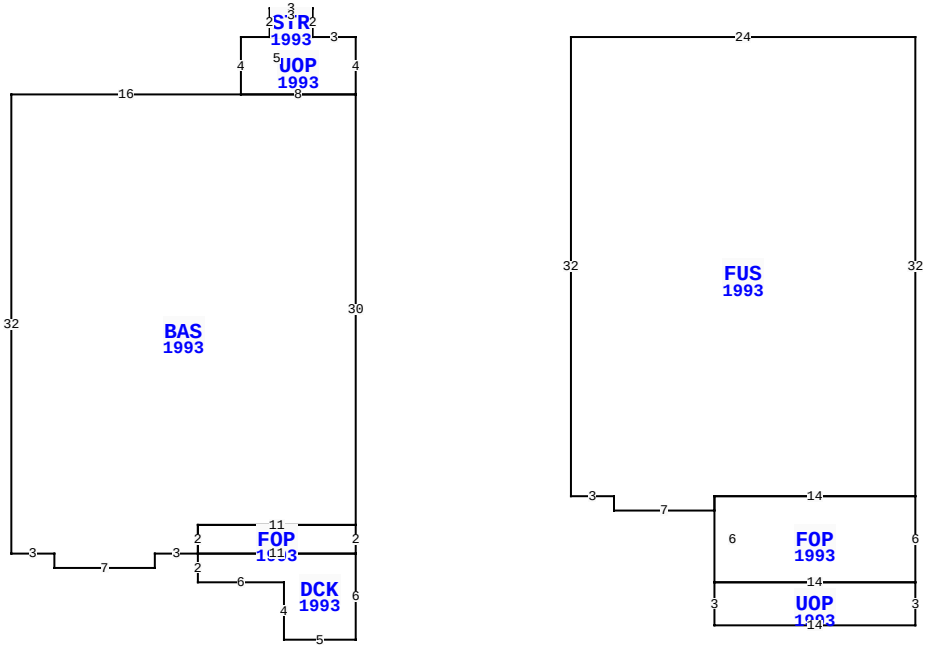
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 50 |
| Exterior Wall | 15 | CONC BLOCK 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| 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 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1069.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 753 | 100 | 753 | 83,393 |
| DCK | 42 | 10 | 4 | 443 |
| FOP | 22 | 30 | 7 | 776 |
| FOP | 84 | 30 | 25 | 2,768 |
| FUS | 775 | 100 | 775 | 85,830 |
| STR | 6 | 10 | 1 | 110 |
| UOP | 32 | 20 | 6 | 664 |
| UOP | 42 | 20 | 8 | 886 |
| TOTALS | 1,756 | | 1,579 | 174,870 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 11 | 1,579 | 144.6034 | 137.37 | 216,907 | 1981 | 1981 | 0 | 0 | 0 | 19.38 | 80.62 |

1 TOWNHOUSE - 100% - 0 Heated Area: 1528 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 09/24/2012 | KK | LGL DATE |
| XF DATE | | | LAND DATE |
| INC DATE | | | AG DATE |

3165 S FLETCHER AV 5, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 174,870 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 280,000 |
| TOTAL MARKET VALUE | | 454,870 |
| SOH/AGL Deduction | | 347,519 |
| ASSESSED VALUE | | 107,351 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 52,351 |
| TOTAL JUST VALUE | | 454,870 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 455,695 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0003773 | REPAIR/RRF | 500 | 08/21/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2083/1950 | 9/28/2016 | WD | U | I | 11 | 100 |
| GRANTOR: SHULTS GAIL A | | | | | | |
| GRANTEE: SHULTS GAIL A LIVIN | | | | | | |
| 2076/0356 | 9/28/2016 | WD | U | I | 11 | 100 |
| GRANTOR: SHULTS GAIL A | | | | | | |
| GRANTEE: GAIL A SHULTS LIVIN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=1993] W3 STR=[YR=1993] N2 W3 S2 E3$ W5 S4
BAS=[YR=1993] W16 S32 E3 S1 E7 N1 E3 DCK=[YR=1993] S2 E6 S4
E5 N6 FOP=[YR=1993] N2 W11 S2 E11$ W11$ N2 E11 N30 W8$ E8
N4$ PTR=E15 FUS=[YR=1993] E24 S32 FOP=[YR=1993] S6
UOP=[YR=1993] S3 W14 N3 E14$ W14 N6 E14$ W14 S1 W7 N1 W3
N32$ 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0003 | R-3 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.40 | 200,000.00 | 280,000.00 | 280,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 08/06/2024 BY SYS