

ELDER WILLIAM D
3165 S FLETCHER AV #9
FERNANDINA BEACH, FL 32034

2024

00-00-31-1670-0009-0000



BUILDING CHARACTERISTICS

ELEMENTCD

05 AVERAGE 50

15 CONC BLOCK 50

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

14 CARPET 100

03 CENTRAL 100

04 AIR DUCTED 100

3 100

2 100

02 WOOD FRAME 100

2. 2. 100

0 100

02 DIST FB 100

00 NONE 100

04 Quality Level 04

0100 SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1069.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS75310075380,364

DCK21102214

DCK45104427

FOP14304427

FOP8430252,669

FUS77510077582,712

UOP42208854

TOTALS1,7341,571167,665

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPTH FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

1000100CSFR1000003R-30.000.001.00LT1.001.001.40200,000.00280,000.00280,000

REVIEW DATE05/12/2019BYKBA

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0320111,571139.3524132.38207,969198119810019.3880.62

1 TOWNHOUSE - 100% - 2008Heated Area: 1528HX Base Yr 2008

DCK1993BAS1993FOP1993DCK1993FUS1993UOP1993

BLD DATE09/24/2012KKLGL DATE

XF DATE

TRAC DATE

LAND DATE

AG DATE

3165 S FLETCHER AV9, FERNANDINA

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE167,665

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET280,000

TOTAL MARKET VALUE447,665

SOH/AGL Deduction244,926

ASSESSED VALUE202,739

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE152,739

TOTAL JUST VALUE447,665

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE448,455

SALES DATA

OFF RECORD NumberDATETYPEINSTQU I V I RSN CD SALE PRICE

0344/01318/01/1981WDQI65,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 DCK=[YR=1993] N5 W9 S5 E9\$ W9 S30 E4
FOP=[YR=1993] S2 DCK=[YR=1993] S3 E7 N3 W7\$ E7 N2 W7 \$ E7
S2E3 S1 E7 N1 E3 N32\$ PTR= E15 FUS=[YR=1993] E24 S32 W3 S1
W7 FOP=[YR=1993] S5 UOP=[YR=1993] S3 W14 N3 E14\$ W14 N6 E14
S1\$ N1 W14 N32\$ W15\$.

LAND DESCRIPTION

TOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CSFR1000003R-30.000.001.00LT1.001.001.40200,000.00280,000.00280,000

REVIEW DATE05/12/2019BYKBATotal Acres: 0.00Total Land Value: 280,000Market: 0Agricultural: 0Common: 280,000PRINTED 08/06/2024 BY SYS