LOT 10
SEA CASTLES PB 4/100

O'HARA ROBERT & SHERRIE L/E/
3165 S FLETCHER AVE #10
FERNANDINA BEACH, FL 32034

2024

00-00-31-1670-0010-0000

BUILDING CHARACTERISTICS

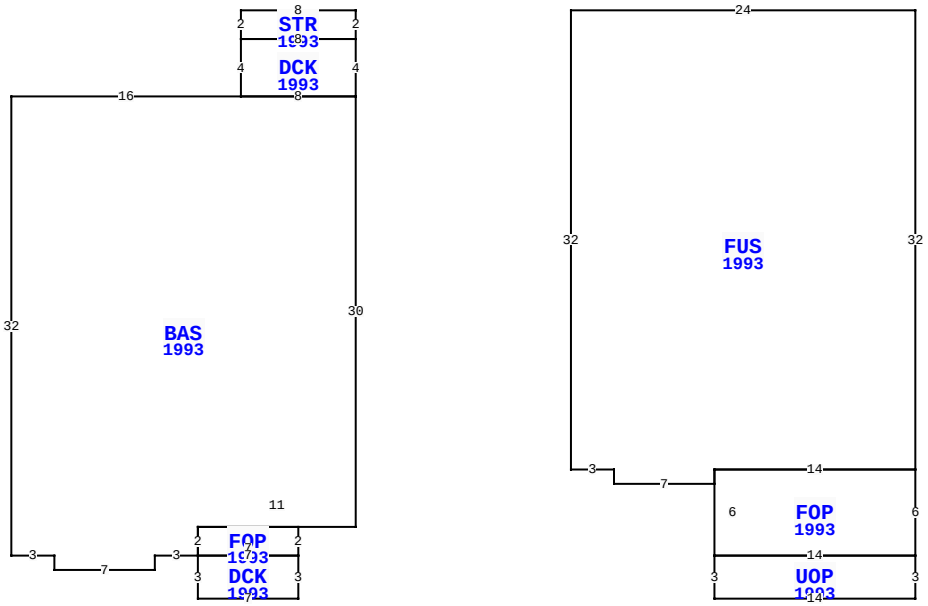
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	81,141
DCK	21	10	2	215
DCK	32	10	3	323
FOP	14	30	4	431
FOP	84	30	25	2,694
FUS	775	100	775	83,512
STR	16	10	2	215
UOP	42	20	8	862
TOTALS	1,737		1,572	169,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,572	140.6988	133.66	210,114	1981	1981	0	0	0	19.38	80.62

1 TOWNHOUSE - 100% - 2020 Heated Area: 1528 HX Base Yr 2020



3165 S FLETCHER AV 10, FERNANDINA BEACH

BLD DATE	09/25/2012 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		169,394
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		280,000
TOTAL MARKET VALUE		449,394
SOH/AGL Deduction		234,917
ASSESSED VALUE		214,477
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		164,477
TOTAL JUST VALUE		449,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B020357	REPAIR/RRF	5,000	03/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2659/688	7/21/2023	QC	U	I	11	100
GRANTOR: O'HARA ROBERT P & SHE						
GRANTEE: O'HARA CAITLIN T						
2319/1120	11/11/2019	WD	Q	I	02	385,000
GRANTOR: WILEY JAMES J & LAURE						
GRANTEE: O'HARA ROBERT & SHE						

BUILDING NOTES

BUILDING DIMENSIONS

STR=[YR=1993] W8 S2 DCK=[YR=1993] S4 BAS=[YR=1993] W16 S32 E3 S1 E7 N1 E3 DCK=[YR=1993] S3 E7 N3 FOP=[YR=1993] N2 W7 S2 E7$ W7$N2 E11 N30 W8$ E8 N4 W8$ E8 N2 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

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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