BLOCK 3 LOTS 4-6 &
E35 FT OF LOTS 27-29
IN OR 2141/8

HOLMES RONALD R & ANN J
3510 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1680-0003-0040

BUILDING CHARACTERISTICS

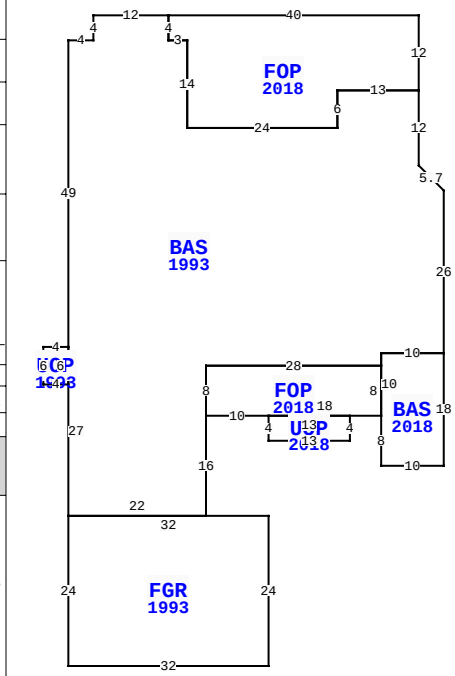
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	04	REIN CONC 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,148	100	3,148	650,473
BAS	180	100	180	37,193
FGR	768	55	422	87,198
FOP	224	30	67	13,844
FOP	600	30	180	37,193
UOP	24	20	5	1,033
UOP	52	20	10	2,066
TOTALS	4,996		4,012	829,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,012	143.4963	215.24	863,543	1991	2015	0	0	0	4.00	96.00

1 SFR CUST - 100% - 2018 Heated Area: 3328 HX Base Yr 2018



3510 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		829,001
TOTAL MARKET OB/XF VALUE		131,402
TOTAL LAND VALUE - MARKET		1,460,250
TOTAL MARKET VALUE		2,420,653
SOH/AGL Deduction		1,144,787
ASSESSED VALUE		1,275,866
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,225,866
TOTAL JUST VALUE		2,420,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,166,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181546	SWIM POOL	80,000	05/08/2018
20173139	ADD 114SF	380,000	10/12/2017
20141090	DUNEWALK	32,000	05/26/2014
20111071	H/AC	5,700	06/30/2011
6140	NEW CONSTR	175,000	08/31/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2141/0008	8/18/2017	WD	Q	I	02	1,700,000
GRANTOR: BRYANT FAMILY IRREVOC						
GRANTEE: HOLMES RONALD R & A						
1841/1569	2/15/2013	WD	Q	I	02	1,075,000
GRANTOR: JOHNSON MARTIN L & JE						
GRANTEE: BRYANT BARBARA M TR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W40 BAS=[YR=1993] W12 S4 W4 S49 UOP=[YR=1993] W4 S6 E4 N6$ S27 FGR=[YR=1993] S24 E32 N24 W32$ E22 N16 FOP=[YR=2018] E10 UOP=[YR=2018] S4 E13 N4 W13$ E18BAS=[YR=2018] S8 E10 N18 W10 S10$ N8 W28 S8$ N8 E28 N2 E10 N26 U4 L4 N12 W13S6 W24 N14 W3 N4$ S4 E3 S14 E24 N6 E13 N12$.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	70	1,400	
2	0811	CONCRETE B	0	100	0	0	216.00	SF	5.20	5.20	100	1991	1991	3	62	696	
3	0855	CONC PAVER	0	100	0	0	2,325.00	SF	10.00	10.00	100	2018	2018	3	97	22,553	
4	0855	CONC PAVER	0	100	0	0	208.00	SF	10.00	10.00	100	2018	2018	3	97	2,018	
5	1126	CB/STC 8"	0	100	0	0	440.00	SF	8.00	8.00	100	2018	2018	3	97	3,414	
6	1241	WD DECK G	0	100	0	0	1,134.00	UT	14.38	14.38	100	2019	2019	3	90	14,671	
7	0861	POOL GUNIT	0	100	0	0	900.00	SF	85.00	85.00	100	2019	2019	3	90	68,850	
8	0855	CONC PAVER	0	100	0	0	164.00	SF	10.00	10.00	100	2019	2019	3	98	1,607	
9	0416	DUNEWALKS	0	100	0	0	1,384.00	SF	18.00	18.00	100	2014	2014	3	65	16,193	

LAND DESCRIPTION

TOTAL OB/XF 131,402

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	000120	C	SFR OCN FT	100		R-1	75.00	400.00	75.00	FF	3	1.18	1.00	1.18	16,500.00	19,470.00	1,460,250							

REVIEW DATE 12/10/2019 BY DJ Total Acres: 0.00 Total Land Value: 1,460,250 Market: 0 Agricultural: 0 Common: 1,460,250 PRINTED 08/06/2024 BY SYS