BLOCK 3 LOTS 7 8 9 &
PT OF LOTS 24 25 & 26
IN OR 2133/724

LAWS MATTHEW DEAN & ROBIN L
3520 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1680-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

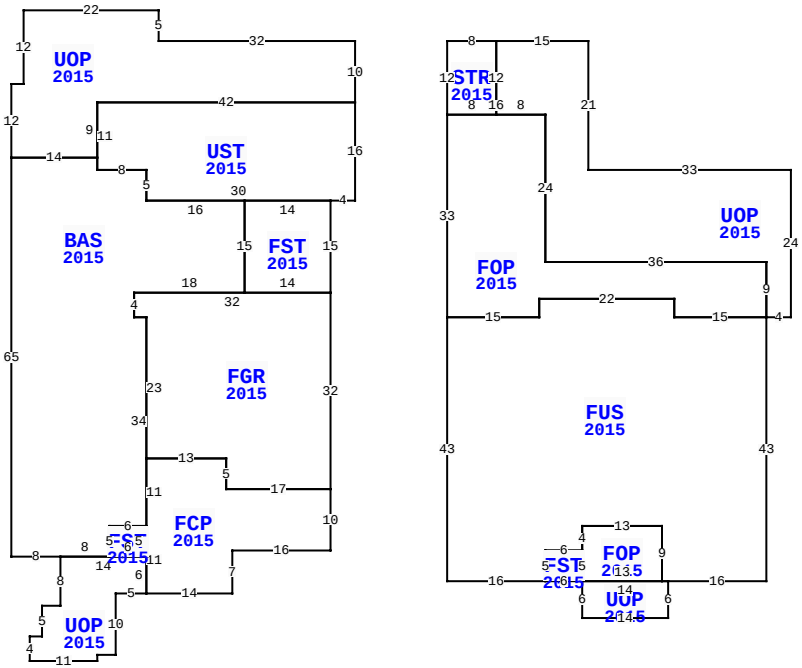
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Foundation	06	PIERS CONC 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
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	1,616	100	1,616	670,191
FCP	463	25	116	48,108
FGR	903	55	497	206,116
FOP	117	30	35	14,515
FOP	786	30	236	97,875
FST	30	55	16	6,635
FST	30	55	16	6,635
FST	210	55	116	48,108
FUS	2,155	100	2,155	893,726
STR	96	10	10	4,147
TOTALS	8,998		5,489	2,276,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	5,489	287.2562	430.88	2,365,100	2015	2015	0	0	0	3.75	96.25

2 SFR CUST – 100% - 2019 Heated Area: 3771 HX Base Yr 2019



** This building has 15 Sub-Areas

3520 S FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		2,276,409
TOTAL MARKET OB/XF VALUE		84,228
TOTAL LAND VALUE - MARKET		1,460,250
TOTAL MARKET VALUE		3,820,887
SOH/AGL Deduction		906,839
ASSESSED VALUE		2,914,048
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		2,864,048
TOTAL JUST VALUE		3,820,887
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,500,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150035	SWIM POOL	40,000	01/07/2015
20142611	NEW CONSTR	500,000	12/11/2014
20142485	DEMOLITION	15,000	11/24/2014
20100916	H/AC	4,800	06/04/2010
20091221	H/AC	3,700	09/14/2009
B9710242	REMODEL	1,250	01/09/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2133/0724	7/14/2017	WD	Q	I	01	3,400,000
GRANTOR: HOLMES RONALD R & ANN						
GRANTEE: LAWS MATTHEW DEAN &						
1939/1182	9/26/2014	WD	Q	I	02	1,000,000
GRANTOR: LAHOOD GONZA B						
GRANTEE: HOLMES RONALD R & A						

BUILDING NOTES

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	0855	CONC PAVER	0	100	0	0	1,196.00	SF	10.00	10.00	100	2015	2015	3	95	11,362	
2	0861	POOL GUNIT	0	100	0	0	512.00	SF	170.00	170.00	100	2015	2015	3	78	67,891	
3	0415	BEACHWALK	0	100	309	4	1,236.00	SF	5.75	5.75	100	2015	2015	3	70	4,975	

BUILDING DIMENSIONS

UOP=[YR=2015] W32 N5 W22 S12 W2 S12 BAS=[YR=2015] S65 E8 UOP=[YR=2015] S8W3S5 W2S4E11N1E3N10E5 FCP=[YR=2015] E14N7 E16N10 FGR=[YR=2015] N32 FST=[YR=2015] N15 UST=[YR=2015] E4N16W42S11E8S5E30$ W14S15E14$ W32 S4 E2 S23 E13 S5 E17$ W17 N5 W13 S11 FST=[YR=2015] W6S5E6N5$ S11$ N6 W14$ E8 N5 E6 N34 W2 N4 E18 N15 W16 N5 W8 N2 W14$ E14 N9 E42 N10$ PTR=E15 STR=[YR=2015] E8 UOP=[YR=2015] E15 S21 E33 S24 W4 FUS=[YR=2015] S43 W16 UOP=[YR=2015] S6 W14 N6 FST=[YR=2015] W6 N5 E6 FOP=[YR=2015] N4 E13 S9 W13 N5 $ S5$ E14$ W1 N9 W13 S4 W6 S5 W16 N43 FOP=[YR=2015] N33 E16 S24 E36 S9 W15 N3 W22 S3 W15$ E15 N3 E22 S3 E15$ N9 W36 N24 W8 N12$ S12 W8 N12$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 84,228

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 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 1,460,250 Market: 0 Agricultural: 0 Common: 1,460,250 PRINTED 08/06/2024 BY SYS