BLOCK 4 LOTS 9 10 11 12 &
E35 FT OF 21 22 23 & 24
IN OR 2060/225

ROZIER LORETTA MARIE
3402 ABERCORN ST
SAVANNAH, GA 31405

2024

00-00-31-1680-0004-0090

BUILDING CHARACTERISTICS

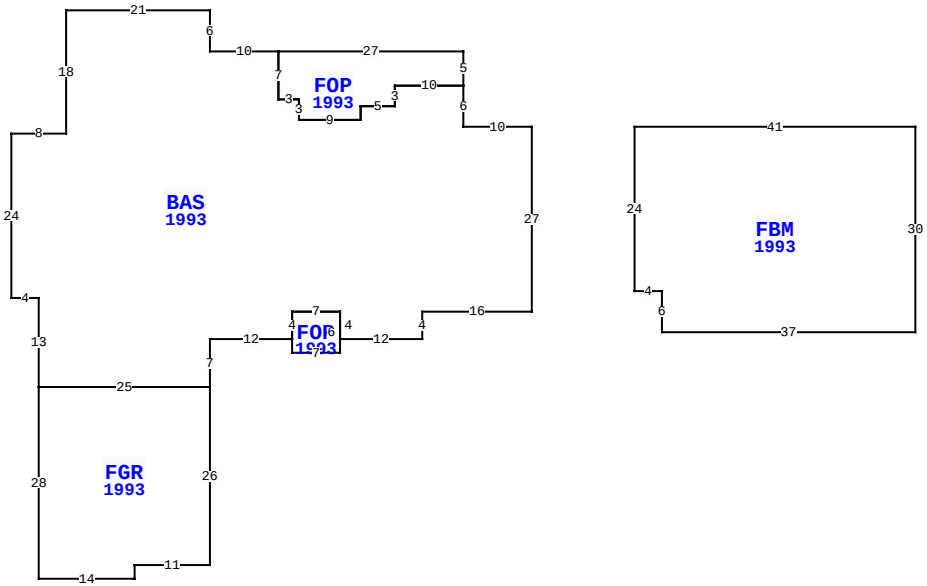
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	2,970	100	2,970	445,977
FBM	1,206	80	965	144,905
FGR	678	55	373	56,010
FOP	42	30	13	1,952
FOP	201	30	60	9,009
TOTALS	5,097		4,381	657,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,381	112.4816	168.72	739,162	1992	2001	0	0	0	11.00	89.00

1 SFR CUST – 0% - 0 Heated Area: 3935 HX Base Yr



3620 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
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	657,854
TOTAL MARKET OB/XF VALUE	30,975
TOTAL LAND VALUE - MARKET	1,947,000
TOTAL MARKET VALUE	2,635,829
SOH/AGL Deduction	91,334
ASSESSED VALUE	2,544,495
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,544,495
TOTAL JUST VALUE	2,635,829
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,313,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120384	XFOB	2,500	03/08/2012
20080465	FOUNDATION	3,500	03/24/2008
20051569	REPAIR/RRF	11,000	04/13/2005
B972377	XFOB	1,000	12/09/1997
7968	XFOB	6,600	11/05/1993
7012	NEW CONSTR	92,681	04/22/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2060/0225	7/15/2016	QC	U	I	11	100
GRANTOR: DRYDEN CLAUDE L JR						
GRANTEE: DRYDEN LORETTA R						
1732/1380	4/06/2011	WD	Q	I	01	1,585,000
GRANTOR: SNOW WILLIAM A III &						
GRANTEE: DRYDEN CLAUDE L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N6 FOP=[YR=1993] N5 W27 S7 E3 S3 E9 N2 E5 N3 E10 $ W10 S3 W5 S2 W9 N3 W3 N7 W10 N6 W21 S18 W8 S24 E4 S13 FGR=[YR=1993] S28 E14 N2 E11 N26 W25 $ E25 N7 E12 FOP=[YR=1993] S2 E7 N6 W7 S4 $ N4 E7 S4 E12 N4 E16 N27 $ PTR= E15 FBM=[YR=1993] E41 S30 W37 N6 W4 N24 $ 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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
2	0812	CONCRETE C	0	0	0	0	2,794.00	SF	4.00	4.00	100	1992	1992	3	64	7,153	
3	1242	WD DECK A	0	0	0	0	438.00	SF	10.00	10.00	100	1993	1993	3	20	876	
4	0415	BEACHWALK	0	0	0	0	876.00	SF	5.75	5.75	100	1993	1993	3	20	1,007	
5	0415	BEACHWALK	0	0	0	0	616.00	SF	5.75	5.75	100	2008	2008	3	35	1,240	
6	0477	VF 4 SLAT	0	0	0	0	80.00	LF	14.00	14.00	100	2006	2006	3	69	773	
7	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	69	207	
8	0861	POOL GUNIT	0	0	0	0	312.00	SF	85.00	85.00	100	2006	2006	3	44	11,669	
9	0845	KOOL DECK	0	0	0	0	542.00	SF	7.25	7.25	100	2006	2006	3	87	3,419	
10	1076	TRELLIS A	0	0	0	0	414.00	SF	7.50	7.50	100	2012	2012	3	68	2,111	

TOTAL OB/XF 30,975

LAND DESCRIPTION

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	0		R-1	100.00	400.00	100.00	FF	3	1.18	1.00	1.18	16,500.00	19,470.00	1,947,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 1,947,000 Market: 0 Agricultural: 0 Common: 1,947,000 PRINTED 08/06/2024 BY SYS