

BLOCK 6 LOTS 1 THRU 5 & E35 FT
OF LOTS 28 THRU 32
IN OR 2142/1469

SAITOW KENNETH M & LISA J
3750 SOUTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1680-0006-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	03	Quality Level 03
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
BAL	323	15	48	13,304
BAS	3,012	100	3,012	834,807
FAT	221	20	44	12,195
FGR	288	55	158	43,792
FGR	561	55	309	85,642
FOP	207	30	62	17,184
FOP	722	30	217	60,144
FOP	1,177	30	353	97,838
FUS	1,751	100	1,751	485,307
UAT	288	10	29	8,037
TOTALS	9,194		6,112	1,694,003

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0092	AUTO GATE	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0463	FENCE GATE	0 100	0	0	2.00	UT	1,800.00	1,800.00
3	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00
4	0462	ST/AL FNC	0 100	0	0	968.00	SF	10.00	10.00
5	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00
6	1125	CB/STC 6"	0 100	0	0	881.00	SF	7.35	7.35
7	1075	TRELLIS G	0 100	7	4	28.00	SF	35.00	35.00
8	0855	CONC PAVER	0 100	0	0	3,140.00	SF	7.00	7.00
9	0855	CONC PAVER	0 100	0	0	356.00	SF	7.00	7.00
10	0861	POOL GUNIT	0 100	0	0	575.00	SF	170.00	170.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	100		R-1	75.00	400.00	75.00
2	000120	C	SFR OCN FT	100		R-1	50.00	400.00	50.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	12	6,112	193.4770	290.22	1,773,825	2014	2014	0	0	0	4.50	95.50
2 SFR CUST - 100% - 2018												
Heated Area: 4807												
HX Base Yr 2018												
** This building has 13 Sub-Areas												
3750 S FLETCHER AVE, FERNANDINA BEACH												

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

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,694,003	
TOTAL MARKET OB/XF VALUE		132,178	
TOTAL LAND VALUE - MARKET		2,433,750	
TOTAL MARKET VALUE		4,259,931	
SOH/AGL Deduction		1,297,039	
ASSESSED VALUE		2,962,892	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		2,912,892	
TOTAL JUST VALUE		4,259,931	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		3,818,424	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132048	SWIM POOL	45,000	08/30/2013
20131523	NEW CONSTR	25,000	07/01/2013
20131249	NEW CONSTR	1,800,000	06/04/2013
20130745	DEMOLITION	12,000	04/09/2013
20101959	H/AC	3,500	11/12/2010
20101244	REPAIR/RRF	2,000	07/29/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2142/1469	8/25/2017	QC U	I	11		100
GRANTOR: SAITOW KENNETH M						
GRANTEE: SAITOW KENNETH M &						
2142/1466	8/25/2017	WD U	I	30		2,250,000
GRANTOR: SAITOW PROPERTIES LLC						
GRANTEE: SAITOW KENNETH M						

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2014] W17 S19 W17 S5 FOP=[YR=2014] W18 N22 W18 S22 BAS=[YR=2014] W19 S7 FGR=[YR=2014] S24E12 N24 W12\$ E12 S31 FGR=[YR=2014] S23 E25 N5 FOP=[YR=2014] E8 UOP=[YR=2014] S6 E11 N6 W11\$ E19 N7 W9 N2 W9 S2 W9 S7\$ N7 W2 N7 E2 N4 W25\$ E25 S4 W2 S7 E11 N2 E9 S2 E9 S12 E25 N44 UOP=[YR=2014] N17 W5 S17 E5\$ W34 N6 W18 N6 W18 N5\$ S5 E18 S6 E18 S6 E29 N17 W29\$ E34 N24 \$ PTR=E20 UAT=[YR=2014] E24 FUS=[YR=2014] N20 E6 S8 E5 N8 E8 S12 E34 S37 W7 FOP=[YR=2014] S18 W18 N18 W28 BAL=[YR=2014] W19 N17 E19 S17\$ N11 E28 S6 E18 S5\$ N5 W18 N6 W28 N18\$ S12 W24 N12\$ W20\$ PTR=E25 S60 FAT=[YR=2014] S5 W4 S14 E7 N7 E9 N12 W12\$ N60 W25\$.									

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