

BLOCK 6 LOTS 11 12 13 &
E 35 FT OF LOTS 20 21 & 22
IN OR 630 PG 109

HARRISON JACK E
P O BOX 16161
FERNANDINA BEACH, FL 32035-3120

2024

00-00-31-1680-0006-0110



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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	1053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	104	100	104	13,516
BAS	132	100	132	17,155
BAS	147	100	147	19,105
FOP	52	30	16	2,079
FOP	56	30	17	2,210
FOP	72	30	22	2,859
FST	45	55	25	3,249
FUS	1,647	100	1,647	214,051
FUS	30	100	30	3,899
UGR	1,116	45	502	65,242
TOTALS	3,988		2,781	361,431

** This building has 16 Sub-Areas

3800 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/07/2024 MLU

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	36	1,260	
2	0850	PEBBLE WLK	0 100	0	0	2,193.00	SF	3.50	3.50	100	1994	1994	3	68	5,219	
3	0850	PEBBLE WLK	0 100	0	0	52.00	SF	3.50	3.50	100	1994	1994	3	68	124	
4	0820	WOOD WALK	0 100	193	4	772.00	SF	11.75	11.75	100	1987	1987	3	40	3,628	
5	0810	CONCRETE A	0 100	0	0	207.00	SF	6.50	6.50	100	1975	1975	3	26	350	
6	1242	WD DECK A	0 100	0	0	30.00	SF	10.00	10.00	100	1987	1987	3	20	60	
7	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	1994	1994	3	100	10,000	

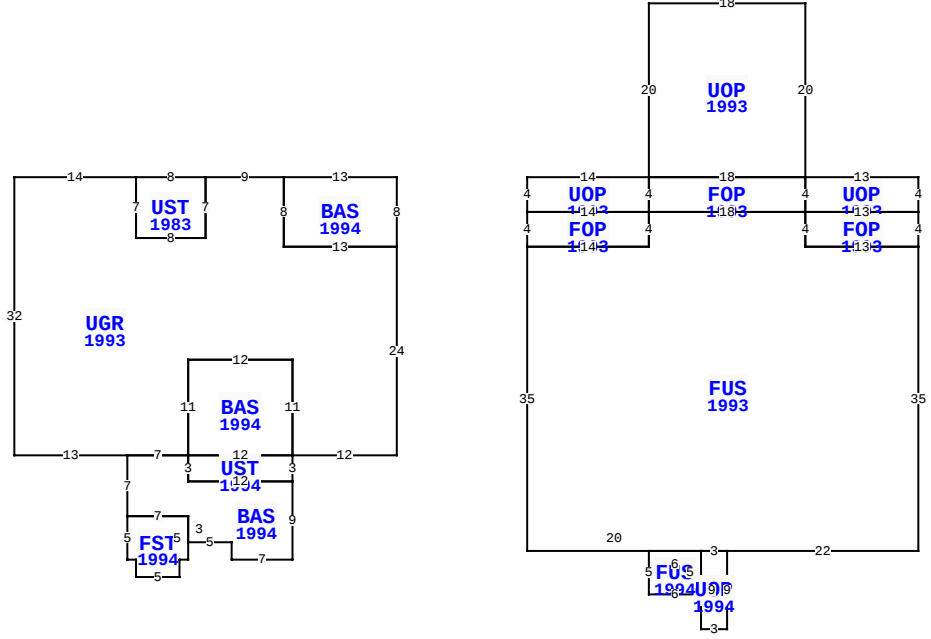
TOTAL OB/XF 20,641

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

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0500 01 2,781 110.3760 165.56 460,422 1975 1980 0 0 0 21.50 78.50

1 SFR CUST - 100% - 0 Heated Area: 2060 HX Base Yr



NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	361,431
TOTAL MARKET OB/XF VALUE	20,641
TOTAL LAND VALUE - MARKET	1,460,250
TOTAL MARKET VALUE	1,842,322
SOH/AGL Deduction	1,439,915
ASSESSED VALUE	402,407
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	352,407
TOTAL JUST VALUE	1,842,322
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,605,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121550	NEW CONSTR	850	07/31/2012
20121353	ENC FRT ENT	35,000	07/10/2012
20121354	ROOF	1,500	07/10/2012
20080844	H/AC	4,500	05/19/2008
B020664	REPAIR/RRF	3,000	04/18/2002
B020664	REPAIR/RRF	3,000	04/18/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0630/0109	6/28/1991	WD Q	I		
GRANTOR: MORRIS REAL EST CONS					
GRANTEE: HARRISON JACK & V H					
0488/0001	4/01/1986	WD U	I		
GRANTOR:					
GRANTEE:					

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1994] W13 UGR=[YR=1993] W9 UST=[YR=1983] W8 S7 E8 N7 \$ S7 W8 N7 W14 S32 E13 BAS=[YR=1994] S7 FST=[YR=1994] S5 E1 S2 E5 N2 E1 N5 W7\$ E7 S3 E5 S2 E7 N9 UST=[YR=1994] N3 BAS=[YR=1994] N11 W12 S11 E12 \$ W12 S3 E12\$ W12 N3 W7\$E7 N11 E12 S11 E12 N24 W13 N8 \$ S8 E13 N8 \$ PTR= E15 UOP=[YR=1993] E14 UOP=[YR=1993] N20 E18 S20 UOP=[YR=1993] E13 S4 FOP=[YR=1993] S4 W13 N4 E13 \$ W13 N4 \$ FOP=[YR=1993] S4 W18 N4 E18 \$ W18 \$ S4 FUS=[YR=1993] E18 S4 E13 S35 W22 UOP=[YR=1994] S9 W3 N9 E3 \$ W3 FUS=[YR=1994] W6 S5 E6 N5 \$ W20 N35 FOP=[YR=1993] N4 E14 S4 W14 \$ E14 N4\$ W14 N4 \$ W15 \$.