

CATION WANDA S
3910 S FLETCHER AV
FERNANDINA BEACH, FL 32034

00-00-31-1680-0007-0140

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2			
VALUATION SUMMARY															
VALUATION BY						STANDARD									
Tax Group: 2						Tax Dist:									
BUILDING MARKET VALUE						676,958									
TOTAL MARKET OB/XF VALUE						29,926									
TOTAL LAND VALUE - MARKET						1,460,250									
TOTAL MARKET VALUE						2,167,134									
SOH/AGL Deduction						1,252,519									
ASSESSED VALUE						914,615									
TOTAL EXEMPTION VALUE						HX HB WX		55,000							
BASE TAXABLE VALUE						859,615									
TOTAL JUST VALUE						2,167,134									
NCON VALUE						0									
INCOME VALUE															
PREVIOUS YEAR MKT VALUE						1,916,164									
PERMIT NUM				DESCRIPTION				AMT		ISSUED					
20121587				SPRYINSU				6,200		08/06/2012					
8260				NEW CONSTR				298,500		04/14/1994					
SALES DATA															
OFF RECORD Number		DATE		TYPE INST	Q U	I V	I V	RSN CD	SALE PRICE						
0725/1875		3/17/1995		WD	U	V	V	01	100						
GRANTOR: CATION ROBERT L															
GRANTEE: CATION WANDA S															
0668/1114		10/19/1992		WD	U	V			223,000						
GRANTOR: KELLY FRANK & LAWSON															
GRANTEE: CATION ROBERT L															
BUILDING NOTES															
BUILDING DIMENSIONS															
FOP=[YR=1994] W53 S6 BAS=[YR=1994] S37 E19 FOP=[YR=1994] S2 E10 N7 W10 S5\$ N5 E10 S4 E3 FGR=[YR=1994] S25 E24 N24 W19 N1 W5\$ E5 S1 E20 N21 FOP=[YR=1994] N7 W4 S7 E4\$ W4 N16 W53\$ E53 N6\$ PTR=E54 FUS=[YR=1994] N16 FOP=[YR=1994] W19 N6 E53 S6 W34 \$ W19 S37 E19 UOP=[YR=1994] S2 E10 N3 FOP=[YR=1994] N4 W10 S4 E10 \$ W10 S1 \$ N5 E10 S4 E8 S1 E20 N21 FOP=[YR=1994] N7 W4 S7 E4 \$ W4 N16 W34 S16 E10 S1 E3 S3 E2 S5 W15 N9 \$ W54 \$.															
ND LUE															
OTHER ADJUSTMENTS AND NOTES				YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
60,250															
Common: 1,460,250															
PRINTED 08/06/2024 BY SYS															