

BLOCK 8 LOTS 1 TO 4 INCL.
& E. 35 FT. OF LOTS 29 TO
32 INCL & ALL LAND E'LY OF

DALZELL JULIAN C & MARY S
3930 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1680-0008-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	17 CB STUCCO 30
Roof Structur	08 IRREGULAR 100
Roof Cover	11 SLATE 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 80
Interior Floo	11 CLAY TILE 20
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	3. 3. 100
Units	0 100

Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1053.00

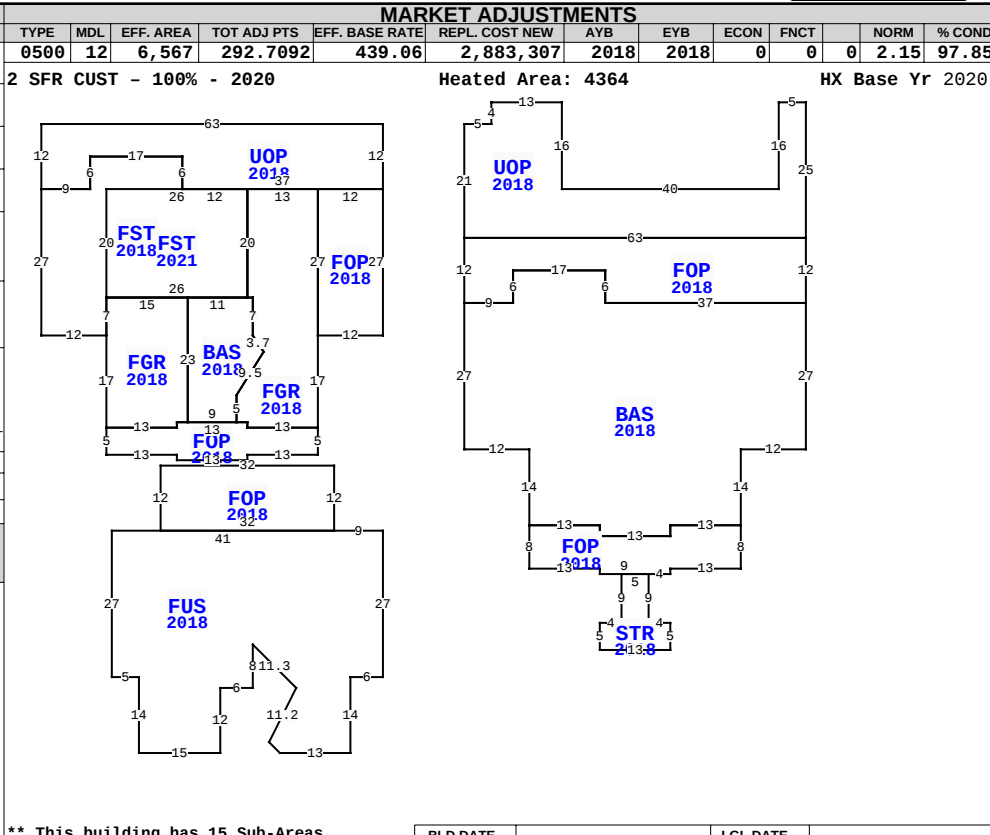
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	260	100	260	111,702
BAS	2,375	100	2,375	1,020,348
FGR	358	55	197	84,635
FGR	565	55	311	133,612
FOP	221	30	66	28,355
FOP	299	30	90	38,665
FOP	324	30	97	41,673
FOP	384	30	115	49,406
FOP	654	30	196	84,206
FST	946	55	520	223,402
TOTALS	10,314		6,567	2,821,316

EXTRA FEATURES	
L N	OB/XF CODE

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	0855	CONC PAVER	0 100	0	0	2,840.00	SF	10.00	10.00	100	2018	2018	3	97	27,548	
2	0855	CONC PAVER	0 100	0	0	252.00	SF	10.00	10.00	100	2018	2018	3	97	2,444	
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960	
4	0462	ST/AL FNC	0 100	0	0	840.00	SF	10.00	10.00	100	2018	2018	3	87	7,308	
5	0861	POOL GUNIT	0 100	0	0	640.00	SF	106.25	106.25	100	2018	2018	3	87	59,160	
6	0871	POOL HTR R	2 100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2018		82	1,640	
7	0871	POOL HTR R	2 100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2023		100	2,000	
8	0409	ELEVATOR R	2 100	0	0	1.00	UT	10,200.00	10,200.00	100	2023	2018		100	10,200	

LAND DESCRIPTION	
L N	USE CODE
1	000120

REVIEW DATE	03/07/2022	BY	DJ
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3930 S FLETCHER AVE, FERNANDINA BEACH

TOTAL OB/XF		112,260	
L N	USE CODE	CLS	LAND USE DESCRIPTION
1	000120	C	SFR OCN FT

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

Total Acres:	0.00	Total Land Value:	1,947,000	Market:	0	Agricultural:	0	Common:	1,947,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1		2
VALUATION SUMMARY		STANDARD		
VALUATION BY	Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE				2,821,316
TOTAL MARKET OB/XF VALUE				112,260
TOTAL LAND VALUE - MARKET				1,947,000
TOTAL MARKET VALUE				4,880,576
SOH/AGL Deduction				1,987,480
ASSESSED VALUE				2,893,096
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				2,843,096
TOTAL JUST VALUE				4,880,576
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				5,504,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200459	ADDITION	0	01/14/2021
20172421	CO ISSUED	0	11/30/2018
20172420	SWIM POOL	30,000	08/08/2017
20172421	NEW CONSTR	621,515	08/08/2017
20171007	DEMOLITION	20,000	04/04/2017
20100565	REPAIR/RRF	10,000	04/06/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2020/0015	12/16/2015	WD	Q	I	01	1,250,000	
GRANTOR: DUNWODY BEACH CLUB LL							
GRANTEE: DALZELL JULIAN C &							
1872/0447	8/06/2013	SW	U	I	11	100	
GRANTOR: DUNWODY HELEN LONGINO							
GRANTEE: DUNWODY BEACH CLUB							

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=2018] W63S12 FST=[YR=2018] S27E12 FGR=[YR=2018] S17 FOP=[YR=2018] S5E13S1E13 N1E13N5 FGR=[YR=2018] N17 FOP=[YR=2018] E12N27W12S27\$ N27W13FST=[YR=2021] W26 S20 E26 N20\$ S20 BAS=[YR=2018] W11S23E9N5 U8 R5 U3 L2 N7W1\$ E1 S7 D3 R2 D8 L5 S5E2S1 E13\$ W13 N1W13S1W13\$ E13N1E2N23W15S7\$ N7E26N20W12N6W17S6W9\$ E9N6E17 S6E37N12\$ PTR=E15 UOP=[YR=2018] E5N4 E13S16E40N16E5S25 FOP=[YR=2018] S12 BAS=[YR=2018] S27W12S14 FOP=[YR=2018] S8 W13S1W4 STR=[YR=2018] S9E4S5W13N5E4 N9E5\$ W9N1W13N8E13S2 E13N2E13\$ W13S2W13N2W13N14W12 N27E9N6E17 S6E37\$ W37N6W17S6W9 N12E63\$ W63N21\$ W15\$ PTR=S75 FUS=[YR=2018] W9 FOP=[YR=2018] N12W32S12 E32\$ W41 S27E5S14E15N12E6N8 D8 R8 D10 L5 D2 R2	