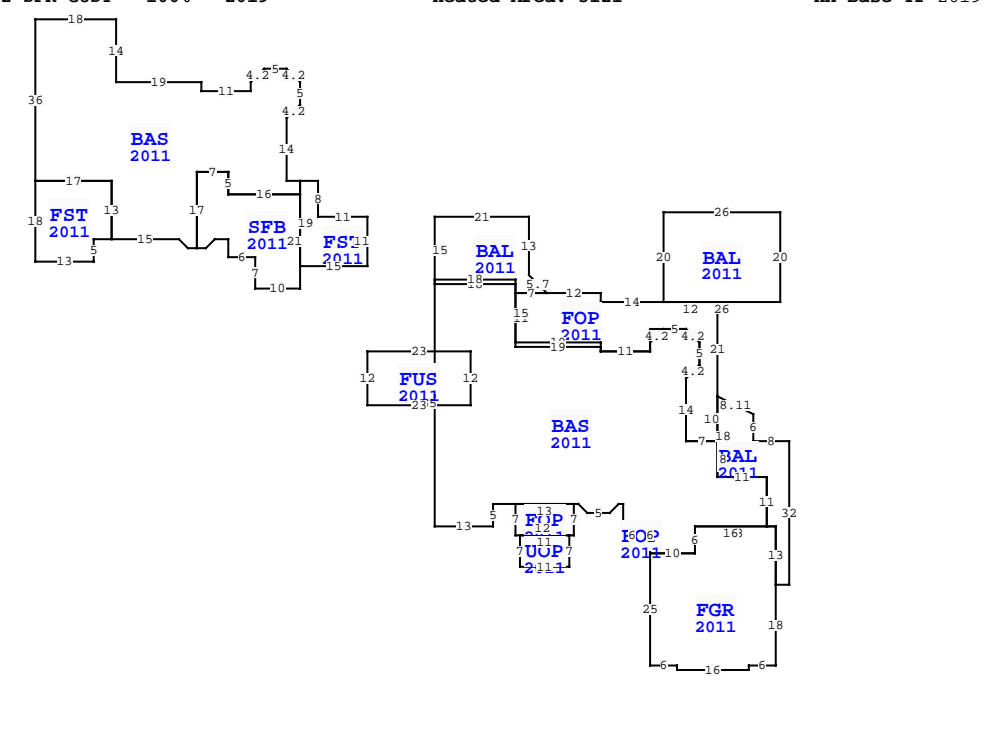




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	04 REIN CONC 100
Stories	2. 2. 100
Units	0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0500	11	6,229	146.6752	220.01	1,370,442	2011	2011	0	0	0	6.00	94.00		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,288,215		
TOTAL MARKET OB/XF VALUE	86,717		
TOTAL LAND VALUE - MARKET	1,947,000		
TOTAL MARKET VALUE	3,321,932		
SOH/AGL Deduction	733,182		
ASSESSED VALUE	2,588,750		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	2,538,750		
TOTAL JUST VALUE	3,321,932		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,972,767		



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
BAL	286	15	43	8,892
BAL	329	15	49	10,133
BAL	520	15	78	16,131
BAS	1,793	100	1,793	370,809
BAS	2,728	100	2,728	564,176
FGR	824	55	453	93,685
FOP	24	30	7	1,448
FOP	91	30	27	5,584
FOP	571	30	171	35,365
FST	197	55	108	22,335
TOTALS	8,407		6,229	1,288,215

** This building has 14 Sub-Areas
3980 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	04/01/2008	DJ	LGL DATE	
XF DATE			LAND DATE	05/07/2024
INC DATE			AG DATE	MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121760	BRFIXT	1,000	08/28/2012
20120748	DUNEWALK	33,000	04/27/2012
20111912	SPRINKLER	3,750	10/24/2011
20111510	ELEC OTHER	12,000	09/01/2011
20102089	NEW CONSTR	1,095	12/07/2010
20101792	H/AC	20,000	10/18/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2677/1336	11/03/2023	SW	U	I	11	100

GRANTOR: SJUGGERUD STEPHEN D &
GRANTEE: SJUGGERUD FAMILY TR
1526/1413 9/24/2007 TD U I 07 100
GRANTOR: FERREIRA ROBERTS & TH
GRANTEE: SJUGGERUD STEPHEN D

EXTRA FEATURES																
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	2.00	UT	3,500.00	3,500.00	100	2011	2011	3	94	6,580	
2	0811	CONCRETE B	0	100	0	2,253.00	SF	5.20	5.20	100	2011	2011	3	92	10,778	
3	1126	CB/STC 8"	0	100	0	878.00	SF	16.00	16.00	100	2011	2011	3	92	12,924	
4	1126	CB/STC 8"	0	100	109	763.00	SF	8.00	8.00	100	2011	2011	3	92	5,616	
5	0819	CONC 12"	0	100	0	617.00	SF	9.50	9.50	100	2011	2011	3	92	5,393	
6	0855	CONC PAVER	0	100	9	45.00	SF	10.00	10.00	100	2011	2011	3	92	414	
7	0861	POOL GUNIT	0	100	0	352.00	SF	127.50	127.50	100	2011	2011	3	64	28,723	
8	0877	JACUZZI	0	100	0	1.00	UT	1,000.00	1,000.00	100	2011	2011	3	50	500	
9	0416	DUNEWALKS	0	100	0	1,367.00	SF	21.00	21.00	100	2012	2012	3	55	15,789	

BUILDING NOTES													
FST=[YR=2011] W1N1B4W4BAS=[YR=2011] W3N14 U3 R3 N5 U3 L3 W5 D3 L3 S2W1N2 W19N14W18S36FST=[YR=2011] S18E13N5E4 N13W17S1E17S1E15 D2 R2 E2 SFB=[YR=2011] E2 U2 R2 E3S4E6S7E10N21 W16N5W7S17N17E7S5E16N3S19E15 N11SPTR=E15BAL=[YR=2011] E21S13 D4 R4 FOP=[YR=2011] E12S2E14BAL=[YR=2011] N20 E26S20W26S12S21BAL=[YR=2011] D4 R8 S6E8S32W3FGR=[YR=2011] S18W6S1W16N1 W6N25BAS=[YR=2011] N1FOP=[YR=2011] W4N6E4 S6N6W6N4W1 D2 L2 W5 U2 L2 W1 FOP=[YR=2011] S7W1UOP=[YR=2011] S7W1N7E11 \$W12N7E13\$W18S5W13N5E18S1E19 S1E11N2 U3 R3 E5 D3 R3 S5 D3 L3 S14E7S8E11S11W16S6W10S1E10N6E18 S13S13W2N11W11N18S10W7N14 U3 R3 N5 U3 L3													

LAND DESCRIPTION														TOTAL OB/XF										
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							