

BLOCK 10 LOTS 14 15 16 & 17 &
PT OF WITHLACOOCHEE AVE
IN OR 2189/386

LENNON REAL ESTATE INVESTMENTS LLC/
3391 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1680-0010-0140



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	04	WOOD TRUSS 100		
Roof Cover	04	BUILT-UP 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 60		
Interior Floo	13	LVT/LAMMT 40		
Ceiling	01	FIN.SUSPD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures		9 100		
Frame	02	WOOD FRAME 100		
Story Height		10 100		
RMS		12 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	OWNER OCC 100		
Quality	03	Quality Level 03		
DOR CODE	1700	OFFICE BUILDINGS		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC	1060.00			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,200	100	3,200	191,670
FOP	240	30	72	4,313
TOTALS	3,440		3,272	195,982

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	
2	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	
3	0402	CONC BUMPE	0	0	0	0	19.00	UT	25.00	25.00	
4	0855	CONC PAVER	0	0	0	0	6,657.00	SF	10.00	10.00	
5	0801	ASPHALT A	0	0	0	0	304.00	SF	3.00	3.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001700	C	1STORY OFF	0	0006	C-1	0.00	0.00	11,500.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	3,272	89.9080	127.44	416,984	1975	1985	0	0	53.00	47.00
1 OFFICE 1&2 - 0% - 0											
Heated Area: 3200											
HX Base Yr											
BAS 1993											
FOP 1993											
BLD DATE	07/12/2019					KK	LGL DATE				
XF DATE	07/12/2019					KK	LAND DATE	07/12/2019			
INC DATE							AG DATE				

3391 S FLETCHER AVE, FERNANDINA BEACH											
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		195,982	
TOTAL MARKET OB/XF VALUE		67,647	
TOTAL LAND VALUE - MARKET		287,500	
TOTAL MARKET VALUE		551,129	
SOH/AGL Deduction		0	
ASSESSED VALUE		551,129	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		551,129	
TOTAL JUST VALUE		551,129	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		562,688	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140442	SIGNS	6,239	03/06/2014
20121021	H/AC	3,000	06/06/2012
20091255	H/AC	3,000	09/17/2009
20081841	ELEC OTHER	2,800	12/23/2008
20081826	OTHER	3,000	12/17/2008
20081800	REMODEL	38,500	12/10/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2189/0386	4/09/2018	WD	Q	I	01
GRANTOR:MARGIN OF ERROR LLC					
GRANTEE:LENNON REAL ESTATE					
1593/0077	11/10/2008	WD	Q	I	
GRANTOR:WATSON WILLIAM A JR					
GRANTEE:MARGIN OF ERROR LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W40 S80 FOP=[YR=1993] S6 E40 N6 W40\$ E40 N80\$.											