BLOCK 12 LOTS 8 9 & 10
& PT OF WITHLACOOCHEE AVE
IN OR 687 PG 120

WATSON JOHN L & MICHELLE L
3533 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1680-0012-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

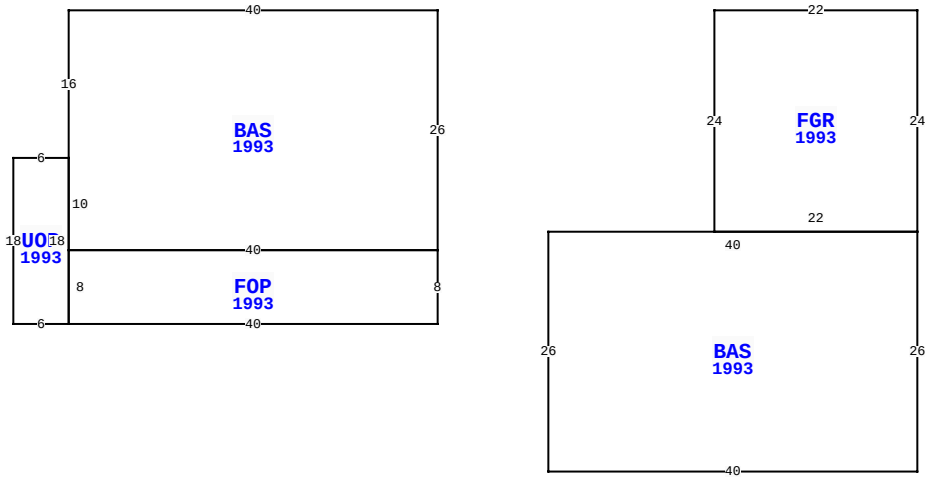
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1059.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	131,450
BAS	1,040	100	1,040	131,450
FGR	528	55	290	36,654
FOP	320	30	96	12,134
UOP	108	20	22	2,781
TOTALS	3,036		2,488	314,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,488	105.0000	157.50	391,860	1972	1980	0	0	0	19.75	80.25

1 SFR CUST – 100% - 0 Heated Area: 2080 HX Base Yr



3533 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		314,468
TOTAL MARKET OB/XF VALUE		3,718
TOTAL LAND VALUE - MARKET		469,604
TOTAL MARKET VALUE		787,790
SOH/AGL Deduction		615,142
ASSESSED VALUE		172,648
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		122,648
TOTAL JUST VALUE		787,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		743,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5381	XFOB	1,950	05/22/1989
5109	REPAIR/RRF	8,000	11/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0687/0120	8/23/1993	WD	Q	I		112,000
GRANTOR: STUBITS ANTHONY & D						
GRANTEE: WATSON JOHN & M L						
0507/1183	1/12/1987	WD	Q	I		80,000
GRANTOR: STUBITS JOSEPH						
GRANTEE: STUBITS ANTHONY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S16 UOP=[YR=1993] W6 S18 E6 FOP=[YR=1993] E40 N8 W40 S8 $ N18 $ S10 E40 N26 $ PTR= E30 FGR=[YR=1993] E22 S24 BAS=[YR=1993] S26 W40 N26 E40 $ W22 N24 $ W30 $.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	0	0	382.00	SF	6.50	6.50	100	1983	1983	3	41	1,018	
2	0812	CONCRETE C	0	100	0	0	1,184.00	SF	4.00	4.00	100	1989	1989	3	57	2,700	

LAND DESCRIPTION

TOTAL OB/XF 3,718

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		R-1	75.00	125.00	75.00	FF	1	1.09	1.00	1.01	6,200.00	6,261.38	469,604							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 469,604 Market: 0 Agricultural: 0 Common: 469,604 PRINTED 08/06/2024 BY SYS