BLOCK 13 LOTS 5 & 6
SEAVIEW SUB PB 1/7

OAKLEY DONALD E & SHARON R
3621 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1680-0013-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

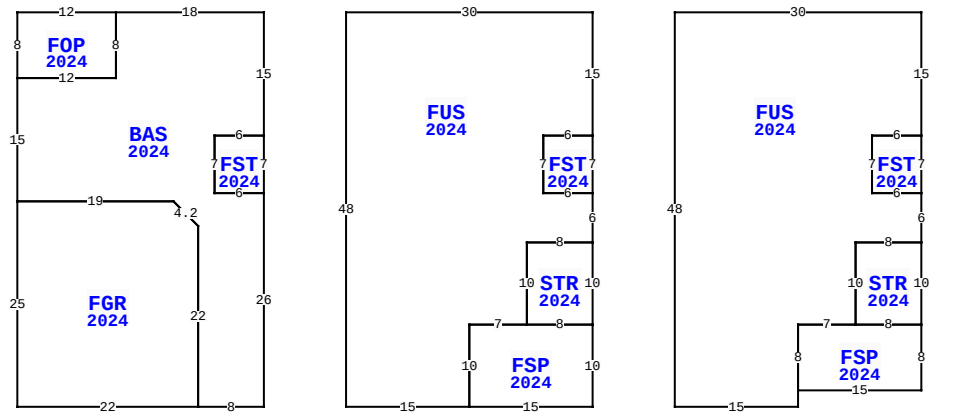
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	05	Quality Level 05
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	757	100	757	159,697
FGR	546	55	300	63,288
FOP	96	30	29	6,118
FSP	120	40	48	10,126
FSP	150	40	60	12,658
FST	42	55	23	4,852
FST	42	55	23	4,852
FST	42	55	23	4,852
FUS	1,168	100	1,168	246,401
FUS	1,168	100	1,168	246,401
TOTALS	4,291		3,615	762,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,615	140.6376	210.96	762,620	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 3093 HX Base Yr 2024



** This building has 12 Sub-Areas

3621 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		762,620
TOTAL MARKET OB/XF VALUE		79,490
TOTAL LAND VALUE - MARKET		337,900
TOTAL MARKET VALUE		1,180,010
SOH/AGL Deduction		10,390
ASSESSED VALUE		1,169,620
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,119,620
TOTAL JUST VALUE		1,180,010
NCON VALUE		842,110
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200695	NEW SINGLE-FAMILY		12/01/2023
20222029	SWIM POOL	0	03/01/2022
20200695	NEW CONSTR	0	10/05/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2388/0404	8/28/2020	WD	U	V	43	445,000
GRANTOR: AMELIA ISLAND DEVELOP						
GRANTEE: OAKLEY DONALD E & S						
2325/1968	12/11/2019	WD	Q	V	01	279,000
GRANTOR: KAWATA EMILY ET AL						
GRANTEE: AMELIA ISLAND DEVEL						

BUILDING NOTES

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	0855	CONC PAVER	0	100	0	0	2,394.00	SF	10.00	10.00	100	2024	2023		100	23,940	
2	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
3	0861	POOL GUNIT	0	100	0	0	510.00	SF	85.00	85.00	100	2024	2023		100	43,350	
4	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] W18 S8 W12 S15 E19 D3R3 S22 E8 N26 W6 N7 E6 N15 $
FOP=[YR=2024;ORIG=32,10] W12 S8 E12 N8 $
FST=[YR=2024;ORIG=44,25] E6 S7 W6 N7 $
FGR=[YR=2024;ORIG=20,33] E19 D3R3 S22 W22 N25 $
FUS=[YR=2024;ORIG=60,10] E30 S15 W6 S7 E6 S6 W8 S10 W7 S10 W15 N48 $
FST=[YR=2024;ORIG=84,25] E6 S7 W6 N7 $
STR=[YR=2024;ORIG=90,38] W8 S10 E8 N10 $
FSP=[YR=2024;ORIG=75,48] E7 E8 S10 W15 N10 $
FUS=[YR=2024;ORIG=100,10] E30 S15 W6 S7 E6 S6 W8 S10 W7 S8 S2 W15 N48 $

LAND DESCRIPTION

TOTAL OB/XF 79,490

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	50.00	100.00	50.00	FF	1	1.00	1.00	1.09	6,200.00	6,758.00	337,900							

REVIEW DATE 02/14/2024 BY DJ Total Acres: 0.00 Total Land Value: 337,900 Market: 0 Agricultural: 0 Common: 337,900 PRINTED 08/06/2024 BY SYS