

BLOCK 13 LOTS 9 & 10
IN OR 2165/1927
AND CLOSED ROAD

SMITH WENDY JEANE MARIE &/FUSS STEPHEN PATRICK
3625 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1680-0013-0090



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 2											
Exterior Wall	10	ABOVE AVG 100	0500	11	3,276	152.6464	228.97	750,106	2016	2016	0	0	0	3.00	97.00	VALUATION SUMMARY											
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 2019													Tax Group: 2											
Roof Cover	03	COMP SHNGL 100	Heated Area: 2884													Tax Dist:											
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE											
Interior Floor	11	CLAY TILE 100														TOTAL MARKET OB/XF VALUE											
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET											
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE											
Bedrooms	4	100														SOH/AGL Deduction											
Bathrooms	3.5	100														ASSESSED VALUE											
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE											
Stories	3.	100														BASE TAXABLE VALUE											
Units		0 100														TOTAL JUST VALUE											
																NCON VALUE											
			INCOME VALUE																								
			PREVIOUS YEAR MKT VALUE																								
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																							
BAL	20	15	3	666																							
BAL	100	15	15	3,332																							
BAS	808	100	808	179,458																							
FGR	460	55	253	56,191																							
FOP	16	30	5	1,111																							
FOP	100	30	30	6,663																							
FOP	120	30	36	7,996																							
FOP	120	30	36	7,996																							
FUS	964	100	964	214,105																							
FUS	1,112	100	1,112	246,977																							
TOTALS	3,956		3,276	727,603																							
EXTRA FEATURES					3625 S FLETCHER AVE, FERNANDINA BEACH																						
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	0811	CONCRETE B	0	100	0	809.00	SF	5.20	5.20	100	2016	2016	3	96	4,039												
2	0810	CONCRETE A	0	100	0	84.00	SF	6.50	6.50	100	2016	2016	3	96	524												
3	0855	CONC PAVER	0	100	0	1,050.00	SF	10.00	10.00	100	2020	2020	3	99	10,395												
4	0861	POOL GUNIT	0	100	0	392.00	SF	85.00	85.00	100	2020	2020	3	93	30,988												
5	0855	CONC PAVER	0	100	0	1,264.00	SF	10.00	10.00	100	2020	2020	3	99	12,514												