

BLOCK 13 LOTS 13 & 14
IN OR 910/229
& PT ABANDONED R/W

LAUGHINGHOUSE MYRTICE FAYE
3645 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1680-0013-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
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	1,260	100	1,260	199,882
BAS	152	100	152	24,113
FGR	1,139	55	626	99,307
FOP	240	30	72	11,422
FOP	132	30	40	6,345
FSP	132	40	53	8,408
FST	121	55	67	10,629
FST	152	55	84	13,325
UOP	104	20	21	3,331
TOTALS	3,432		2,375	376,761

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0		1,393.00	SF 4.00
2	0810	CONCRETE A	0	100	0	0		278.00	SF 6.50
3	1123	CB 8"	0	100	0	0		347.00	SF 6.15
4	0476	VF 6 SBPL	0	100	0	0		94.00	LF 32.00
5	0470	VNYL GATE	0	100	0	0		2.00	UT 300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1	50.00	125.00	50.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,375	119.5000	179.25	425,719	1993	2000	0	0	0	11.50
1 SFR CUST - 100% - 2000											
Heated Area: 1412											
HX Base Yr 2000											

3645 S FLETCHER AVE, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
03/20/2024 MLU									

TOTAL OB/XF									
8,444									
UNIT PRICE									
ADJ UNIT PRICE									
LAND VALUE									
OTHER ADJUSTMENTS AND NOTES									
YEAR									
DENSITY									
DECL									
FRZ									
YR									
CONSRV									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 2									
Tax Dist:									
BUILDING MARKET VALUE									
376,761									
TOTAL MARKET OB/XF VALUE									
8,444									
TOTAL LAND VALUE - MARKET									
368,311									
TOTAL MARKET VALUE									
753,516									
SOH/AGL Deduction									
430,247									
ASSESSED VALUE									
323,269									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
273,269									
TOTAL JUST VALUE									
753,516									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
713,279									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211462	ADDITION	0	09/14/2021
B991096	XFOB	4,100	08/20/1999
7460	NEW CONSTR	89,000	12/15/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0910/0229	12/03/1999	DG	U	I	06		100
GRANTOR: LAUGHINGHOUSE DONALD							
GRANTEE: LAUGHINGHOUSE MYRTI							
0662/0093	6/25/1992	WD	U	V			42,500
GRANTOR: DUNNAGAN WM & CAROL							
GRANTEE: LAUGHINGHSE DONALD							

BUILDING NOTES									
FSP=[YR=2021] W11 S4 BAS=[YR=2021] W19 S8 BAS=[YR=1993] S42									
UOP=[YR=1999] W6 S21 E7 N4 W3 N13 E2 N4 \$ FOP=[YR=1993] S8									
E30 N8 W30 \$ E30 N42 W30\$ E19 N8\$ S8 E11 N12\$ PTR= E15									
FST=[YR=2021] E19 FOP=[YR=2021] N4 E11 S12 FGR=[YR=1993] S42									
W30N31 FST=[YR=1993] N11 E11 S11 W11\$ E11 N11 E19\$ W11 N8\$ S8									
W19 N8\$ W15\$.									