

BLOCK 13 LOTS 15 16 17 & 18
IN OR 921/808
SEAVIEW SUB PB 1/7

DOWLING MICHAEL T & VICTORIA E
3655 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1680-0013-0150



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
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	1,080	100	1,080	130,996
BAS	65	100	65	7,884
BAS	690	100	690	83,691
FGR	1,080	55	594	72,047
FGR	625	55	344	41,724
FOP	340	30	102	12,372
FOP	110	30	33	4,003
FUS	600	100	600	72,775
PTO	300	5	15	1,819
UCP	300	20	60	7,278
TOTALS	5,290		3,603	437,016

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	100	0	0	1,667.00	SF	4.00
3	1242	WD DECK A	0	100	9	5	45.00	SF	10.00
4	0810	CONCRETE A	0	100	0	0	109.00	SF	6.50
5	0858	SCULP CONC	0	100	0	0	351.00	SF	13.00
6	0811	CONCRETE B	0	100	0	0	512.00	SF	5.20
7	0810	CONCRETE A	0	100	0	0	87.00	SF	6.50
8	0810	CONCRETE A	0	100	8	10	80.00	SF	6.50
9	0861	POOL GUNIT	0	100	0	0	315.00	SF	85.00
10	0845	KOOL DECK	0	100	0	0	429.00	SF	7.25

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,603	96.8400	145.26	523,372	1990	1990	0	0	16.50	83.50
1 SFR CUST - 100% - 2000 Heated Area: 2435 HX Base Yr 2000											

** This building has 11 Sub-Areas

3655 S FLETCHER AVE, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
03/20/2024 MLU									

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
2	000100	C	SFR	100		R-1	50.00	100.00	50.00