

BLOCK 14 LOTS 1 2 3 & 4
& PT OF WITHLOCOCHEE AVE
SEAVIEW SUB PB 1/7

SPANNER JACK C & KATHLEEN T
3669 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1680-0014-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	17 CB STUCCO 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	3. 3. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
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	936	100	936	107,667
BAS	630	100	630	72,468
DCK	490	10	49	5,637
DCK	700	10	70	8,052
FGR	624	55	343	39,455
FST	936	55	515	59,240
FUS	936	100	936	107,667
PTO	45	5	2	230
UOP	192	20	38	4,371
TOTALS	5,489		3,519	404,786

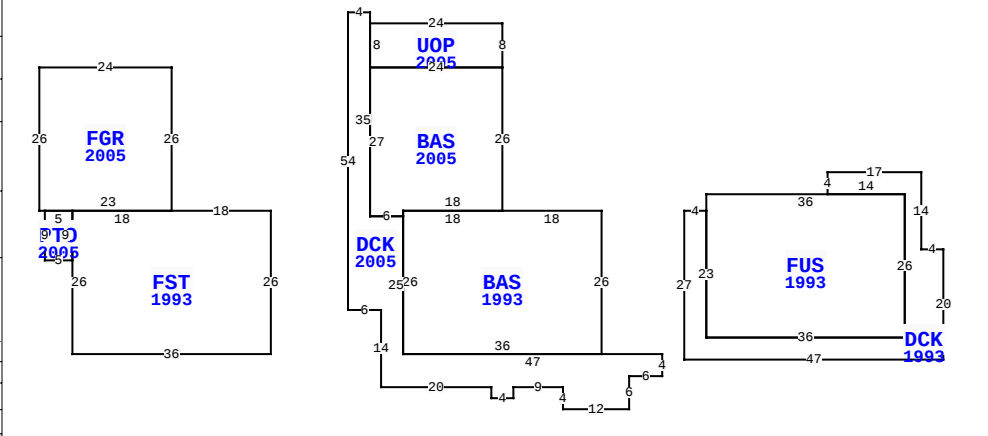
EXTRA FEATURES	
L N	OB/IF CODE

L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0812	CONCRETE C	0 100	0	0	1,432.00	SF	4.00	4.00	100	1982	1982	3	38	2,177	
2	0811	CONCRETE B	0 100	0	0	970.00	SF	5.20	5.20	100	2005	2005	3	86	4,338	
3	0861	POOL GUNIT	0 100	0	0	307.00	SF	85.00	85.00	100	2005	2005	3	40	10,438	
4	0845	KOOL DECK	0 100	0	0	919.00	SF	7.25	7.25	100	2005	2005	3	86	5,730	
5	0479	VF PICKET	0 100	0	0	245.00	LF	10.00	10.00	100	2005	2005	3	66	1,617	
6	0475	VF 4 SBPL	0 100	0	0	4.00	LF	14.00	14.00	100	2005	2005	3	66	37	
7	0476	VF 6 SBPL	0 100	0	0	11.00	LF	32.00	32.00	100	2005	2005	3	66	232	
8	1126	CB/STC 8"	0 100	0	0	38.00	SF	8.00	8.00	100	2000	2000	3	79	240	
9	0830	FLAGSTONE	0 100	0	0	24.00	SF	12.00	12.00	100	2005	2005	3	86	248	
10	1126	CB/STC 8"	0 100	0	0	235.00	SF	8.00	8.00	100	2005	2005	3	86	1,617	

LAND DESCRIPTION	
L N	USE CODE
1	000100

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,519	102.6270	128.28	451,417	1982	2002	0	0	10.33	89.67
1 SNGL FAM - 100% - 2020											
Heated Area: 2502											
HX Base Yr 2020											



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

3669 S FLETCHER AVE, FERNANDINA BEACH

TOTAL OB/IF											
26,674											

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26,674											

Market: 0 Agricultural: 0 Common: 515,654

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			404,786
TOTAL MARKET OB/IF VALUE			28,356
TOTAL LAND VALUE - MARKET			515,654
TOTAL MARKET VALUE			948,796
SOH/AGL Deduction			264,995
ASSESSED VALUE			683,801
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			633,801
TOTAL JUST VALUE			948,796
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			899,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111880	REPL DECK	5,000	10/18/2011
20081445	REPAIR/RRF	3,816	09/15/2008
20051077	XFOB	4,000	01/20/2005
20042058	SWIM POOL	40,000	11/03/2004
20041755	GAS	1,000	09/29/2004
B041385	NEW CONSTR	60,000	07/29/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2268/1868	4/15/2019	WD Q	I	01	
GRANTOR: BLACKWELDER TAMMY J &					
GRANTEE: SPANNER JACK C & KA					
2189/0256	4/09/2018	WD Q	I	01	
GRANTOR: WILLIAMS GRETCHEN LIV					
GRANTEE: MOUER TAMMY J					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W18 BAS=[YR=2005] N26 UOP=[YR=2005] N8 W24 DCK=[YR=2005] N2 W4 S54 E6 S14 E20 S2 E4 N2 E9 S4 E12 N6 E6 N4 W47 N25 W6 N35 \$ S8 E24 \$ W24 S27 E6 N1 E18 \$ W18 S26 E36 N26 \$ PTR= E15 DCK=[YR=1993] E4 FUS=[YR=1993] N3 E36 S26 W36 N23 \$ S23 E36 N26 W14 N4 E17 S14 E4 S20 W47 N27 \$ W15\$ PTR= W60 FST=[YR=1993] W18 FGR=[YR=2005] N26 W24 S26 E1 PTO=[YR=2005] S9 E5 N9 W5 \$ E23\$ W18 S26 E36 N26 \$ E60 \$.	

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