

BLOCK 14 LOTS 11 12 & 13 & R/W
IN OR 2388/1801
SEAVIEW SUB PB 1/7

TARZIA MICHAEL G III
3709 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1680-0014-0110



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	14 WD SHINGLE 70
Exterior Wall	17 CB STUCCO 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	3. 3. 100
Units	0 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01

NEIGHBORHOOD/LOC	1059.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	28	15	4	537
BAS	666	100	666	89,381
FGR	684	55	376	50,462
FOP	64	30	19	2,550
FOP	296	30	89	11,944
FOP	368	30	110	14,763
FSP	360	40	144	19,325
FUS	1,110	100	1,110	148,969
FUS	1,350	100	1,350	181,178
STR	48	10	5	671
TOTALS	6,027		4,118	552,661

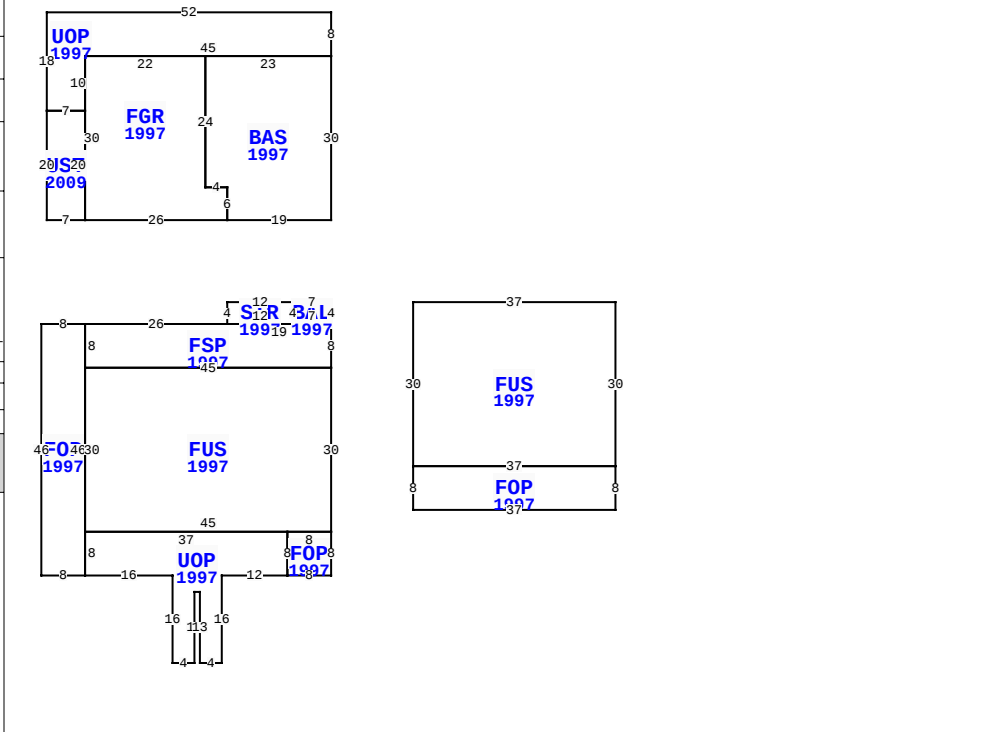
EXTRA FEATURES	
L N	OB/XF CODE

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	0812	CONCRETE C	0	100	0	0	3,349.00	SF	4.00	4.00	100	1997	1997	3	73	9,779	
2	0861	POOL GUNIT	0	100	0	0	232.00	SF	85.00	85.00	100	1997	1997	3	20	3,944	
3	0845	KOOL DECK	0	100	0	0	412.00	SF	7.25	7.25	100	1997	1997	3	73	2,181	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	200	
5	0462	ST/AL FNC	0	100	0	0	106.00	SF	10.00	10.00	100	1997	1997	3	25	265	
6	0092	AUTO GATE	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	20	700	
7	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	1997	1997	3	42	378	
8	1126	CB/STC 8"	0	100	0	0	1,662.00	SF	8.00	8.00	100	1997	1997	3	73	9,706	

LAND DESCRIPTION	
L N	USE CODE
1	000100

REVIEW DATE	08/20/2019	BY	DJA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,118	102.8412	154.26	635,243	1997	1997	0	0	0 13.00	87.00
1 SFR CUST - 100% - 2014											
Heated Area: 3126											
HX Base Yr 2014											



** This building has 13 Sub-Areas											
3709 S FLETCHER AVE, FERNANDINA BEACH											

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF											
27,153											

Total Acres:	0.00	Total Land Value:	469,604	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			552,661
TOTAL MARKET OB/XF VALUE			27,153
TOTAL LAND VALUE - MARKET			469,604
TOTAL MARKET VALUE			1,049,418
SOH/AGL Deduction			298,355
ASSESSED VALUE			751,063
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			701,063
TOTAL JUST VALUE			1,049,418
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			995,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122028	H/AC	2,500	10/01/2012
B972345	XF0B	4,200	12/04/1997
B972316	NEW CONSTR	10,500	11/26/1997
B9710233	NEW CONSTR	179,000	01/06/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2388/1801	8/27/2020	QC U	I	11	
GRANTOR: TARZIA DIANA D					
GRANTEE: TARZIA MICHAEL G II					
1883/1155	10/01/2013	WD Q	I	02	650,000
GRANTOR: IRONS RICHARD DAVIS T					
GRANTEE: TARZIA DIANA DILALL					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAL=[YR=1997] W7 STR=[YR=1997] W12 S4 FSP=[YR=1997] W26 FOP=[YR=1997] W8 S46 E8 UOP=[YR=1997] E16 S16 E4 N13 E1 S13 E4 N16 E12 FOP=[YR=1997] E8 N8 W8 S8 \$ N8 W37 S8 \$ N46 \$ S8 FUS=[YR=1997] S30 E45 N30 W45 \$ E45 N8 W19\$ E12 N4 \$ S4E7N4\$ PTR= E15 FUS=[YR=1997] E37 S30 FOP=[YR=1997] S8 W37 N8 E37 \$ W37 N30 \$ W15 \$ PTR= N15 BAS=[YR=1997] N30 UOP=[YR=1997] N8 W52 S18 UST=[YR=2009] S20 E7 FGR=[YR=1997] E26 N6 W4 N24 W22 S30 \$ N20 W7\$ E7 N10 E45 \$ W23S24 E4 S6 E19 \$ S15 \$.	