



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	18	SLATE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	792	100	792	96,624
FGR	489	55	269	32,818
FOP	26	30	8	976
FOP	63	30	19	2,318
FOP	85	30	26	3,172
FOP	85	30	26	3,172
FUS	795	100	795	96,990
FUS	1,205	100	1,205	147,009
STR	68	10	7	854
UOP	92	20	18	2,196
TOTALS	4,513		3,343	407,845

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,343	112.8288	141.04	471,497	1986	1996	0	0	13.50	86.50
1 SNGL FAM - 0% - 0											
Heated Area: 2792											
HX Base Yr											
** This building has 14 Sub-Areas											
3729 S FLETCHER AVE, FERNANDINA BEACH											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	693.00	SF	5.20	5.20	
2	0861	POOL GUNIT	0	0	0	0	492.00	SF	85.00	85.00	
3	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	
4	0845	KOOL DECK	0	0	0	0	1,044.00	SF	7.25	7.25	
5	0810	CONCRETE A	0	0	0	0	395.00	SF	6.50	6.50	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
03/20/2024 MLU					
ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE
100	1986	1986	3	49.5	1,784
100	1986	1986	3	20	8,364
100	1986	1986	3	20	200
100	1986	1986	3	49.5	3,747
100	1998	1998	3	75	1,926

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0		R-1	75.00	125.00	75.00	FF 1	
2	000100	C	SFR	0		R-1	50.00	100.00	50.00	FF 1	

TOTAL OB/XF											
16,021											
UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
6,200.00	5,893.10	441,982									
6,200.00	2,170.00	108,500									

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
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VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						407,845					
TOTAL MARKET OB/XF VALUE						16,021					
TOTAL LAND VALUE - MARKET						550,482					
TOTAL MARKET VALUE						974,348					
SOH/AGL Deduction						8,327					
ASSESSED VALUE						966,021					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						966,021					
TOTAL JUST VALUE						974,348					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						921,337					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0311	REMODEL	350,000	07/18/2024
2024-0311	DECK/3001 SF	350,000	06/04/2024

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2676/1261	10/25/2023	WD	U	I	11	100			
GRANTOR:MAJOR JAMES G & MICHE									
GRANTEE:MAJOR JOINT REVOCAB									
2412/1580	11/30/2020	WD	Q	I	02	865,000			
GRANTOR:STRAIN BLAIR C L/E									
GRANTEE:MAJOR JAMES G & MIC									

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=30,1] E13 S6 E6 S6 D4R4 S17 W23 N14 W5 U8L6 U11R11 \$											
FUS=[YR=2024;ORIG=70,0] E13 S6 E6 S6 D4R4 S4 W2 D2L2 S5 E4 S24 W9 U4L4 N1 W2 S2 W4 N2 W9 U5L5 U5R5 E5 N17 W5 U8L6 U11R11 \$											
FUS=[YR=2024;ORIG=115,16] E18 E3 S10 W4 S17 E4 S9 W10 U2L2 U5L5 W12 U5L5 U5R5 E5 N17 U2R3 \$											
STR=[YR=2024;ORIG=132,26] E4 S17 W4 N17 \$											
UOP=[YR=2024;ORIG=107,45] E12 D5R5 W22 N10 D5R5 \$											
UOP=[YR=2024;ORIG=107,35] N17 U8L6 U11R11 E13 D6R6 S6 D4R4 S1 W20 D2L3 S17 W5 \$											
FOP=[YR=2024;ORIG=93,20] W2 D2L2 S5 E4 N7 \$											