

BLOCK 15 LOTS 5 6 7 &
PT OF WITHLOCOCHEE AVE
SEAVIEW SUB PB 1/7

FEENEY REVOCABLE TRUST/FEENEY RICHARD A III CO-TRU
3769 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1680-0015-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	17	CB STUCCO 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01

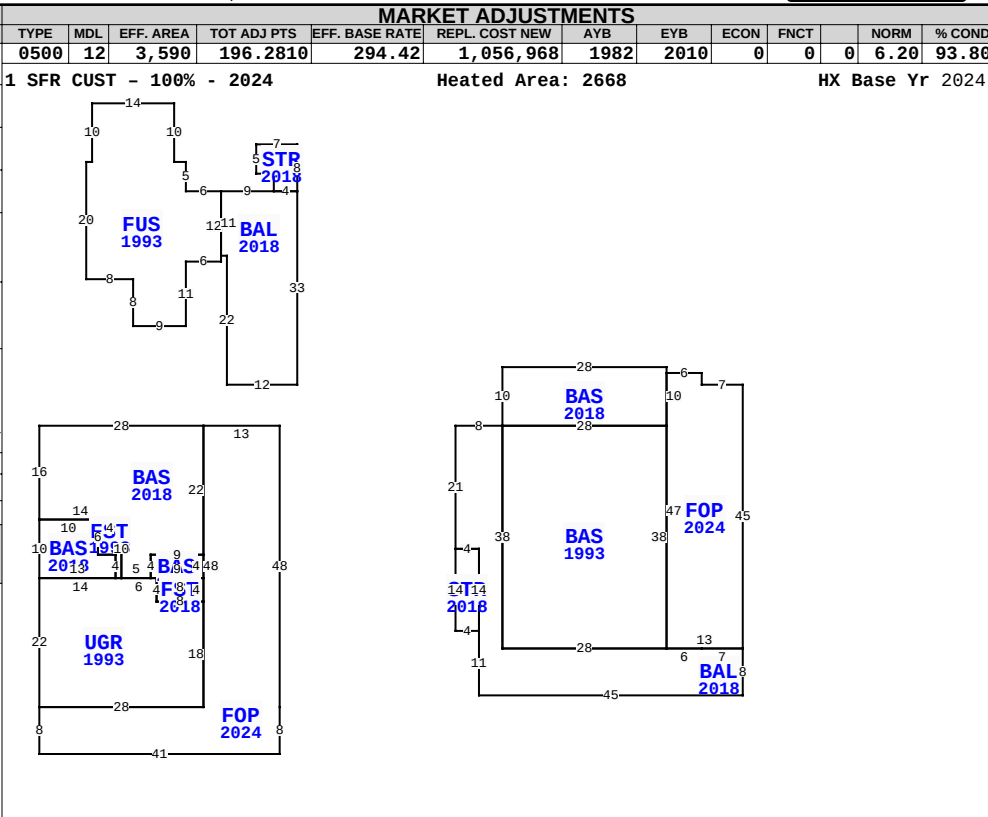
NEIGHBORHOOD/LOC	1059.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	407	15	61	16,846
BAL	596	15	89	24,578
BAS	1,064	100	1,064	293,841
BAS	36	100	36	9,942
BAS	112	100	112	30,931
BAS	280	100	280	77,327
BAS	552	100	552	152,444
FOP	597	30	179	49,434
FOP	952	30	286	78,983
FST	28	55	15	4,142
TOTALS	5,967		3,590	991,436

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0858	SCULP CONC	0	100	0	0			2,277.00	SF	13.00				29,305	
2	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00				1,960	
3	0861	POOL GUNIT	0	100	0	0			392.00	SF	85.00				28,988	
4	0855	CONC PAVER	0	100	0	0			1,144.00	SF	10.00				11,097	
5	0871	POOL HTR R	0	100	0	0			1.00	UT	2,000.00				1,640	
6	0462	ST/AL FNC	0	100	0	0			864.00	SF	10.00				7,517	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



** This building has 15 Sub-Areas

3769 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	03/13/2008	DJ	LGL DATE	
XF DATE			LAND DATE	03/20/2024
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		991,436		
TOTAL MARKET OB/XF VALUE		80,507		
TOTAL LAND VALUE - MARKET		469,604		
TOTAL MARKET VALUE		1,541,547		
SOH/AGL Deduction		157,775		
ASSESSED VALUE		1,383,772		
TOTAL EXEMPTION VALUE	HX HB	50,000		
BASE TAXABLE VALUE		1,333,772		
TOTAL JUST VALUE		1,541,547		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		1,068,635		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190155	REMODEL	0	02/18/2019
20172946	SWIM POOL	91,786	09/26/2017
20171431	ADDITION	195,000	05/11/2017
B032747	ADDITION	3,000	03/24/2003
B032737	REMODEL	10,000	03/21/2003
B959232	REPAIR/RRF	3,500	08/08/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2679/774	11/06/2023	WD	Q	I	01
GRANTOR: KING THOMAS E & ELLEN					
GRANTEE: FEENEY REVOCABLE TR					
2087/0166	12/02/2016	WD	Q	I	01
GRANTOR: FASHINGBAUER DAVID J					
GRANTEE: KING THOMAS E & ELL					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAL=[YR=2018;ORIG=43,0]	E8 S38 E28 E6 E7 S8 W45 N11 N14 W4	
N21 \$		
BAS=[YR=1993;ORIG=79,0]	S38 W28 N38 E28 \$	
FUS=[YR=1993;ORIG=-20,-45]	E1 N10 E14 S10 E2 S5 E6 S12 W6 S11	
W9 N8 W8 N20 \$		
UGR=[YR=1993;ORIG=-28,26]	S22 E28 N18 W8 N4 W6 W14 \$	
BAS=[YR=2018;ORIG=0,0]	W28 S16 E14 S10 E5 N4 E9 N22 \$	
BAL=[YR=2018;ORIG=3,-40]	E9 E4 S33 W12 N22 W1 N11 \$	
BAS=[YR=2018;ORIG=51,0]	N10 E28 S10 W28 \$	
BAS=[YR=2018;ORIG=-28,16]	S10 E13 N4 W3 N6 W10 \$	
STR=[YR=2018;ORIG=47,35]	W4 N14 E4 S14 \$	
STR=[YR=2018;ORIG=12,-40]	N3 W3 N5 E7 S8 W4 \$	

LAND DESCRIPTION										TOTAL OB/XF										80,507									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100		R-1	75.00	125.00	75.00	FF	1	1.09	1.00	1.01	6,200.00	6,261.38	469,604												