

BLOCK 15 LOTS 11 12 & 13 & PT
OF WITHLOCOCHEE AVE
IN OR 2464/170

STREIT TYLER C/JONES BETSY H
3815 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1680-0015-0110



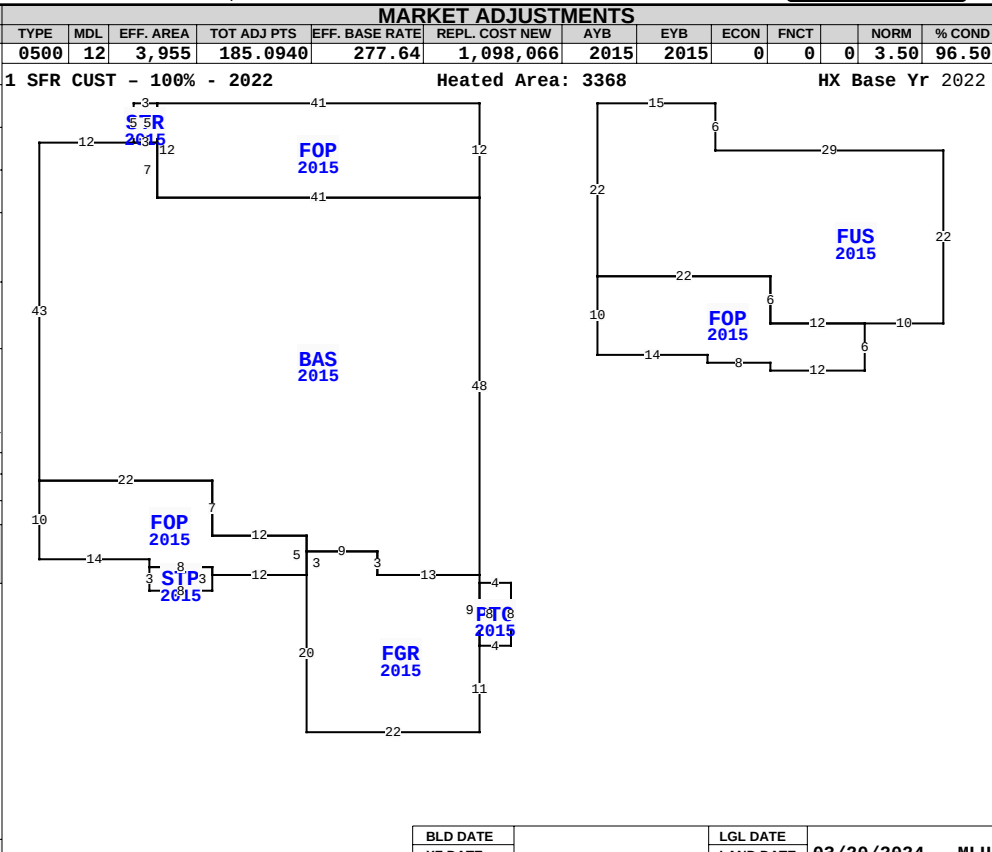
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

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	2,442	100	2,442	654,267
FGR	467	55	257	68,856
FOP	288	30	86	23,041
FOP	300	30	90	24,113
FOP	492	30	148	39,653
FUS	926	100	926	248,097
PTO	32	5	2	536
STP	24	10	2	536
STR	15	10	2	536
TOTALS	4,986		3,955	1,059,634

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2015
2	0855	CONC PAVER	0 100	0	0	1,203.00	SF	10.00	10.00	100	2015
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-1	75.00	125.00	75.00	FF	1



3815 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	03/20/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,059,634		
TOTAL MARKET OB/XF VALUE	21,824		
TOTAL LAND VALUE - MARKET	552,466		
TOTAL MARKET VALUE	1,633,924		
SOH/AGL Deduction	119,186		
ASSESSED VALUE	1,514,738		
TOTAL EXEMPTION VALUE	HX HB VX AM 450,929		
BASE TAXABLE VALUE	1,063,809		
TOTAL JUST VALUE	1,633,924		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,551,044		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132895	CO ISSUED	0	01/22/2015
20132895	NEW CONSTR	426,000	12/31/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2464/0170	5/21/2021	WD	Q	I	02
GRANTOR: MCGROGAN PATRICK A & GRANTEE: STREIT TYLER C & BE					
1960/1052	1/26/2015	WD	Q	I	02
GRANTOR: ARH MODELS LLC GRANTEE: MCGROGAN PATRICK A					

BUILDING NOTES											
BUILDING DIMENSIONS											
FOP=[YR=2015] W41 STR=[YR=2015] W3 S5 BAS=[YR=2015] W12 S43 FOP=[YR=2015] S10 E14 S1 STP=[YR=2015] S3 E8 N3 W8\$ E8 S1 E12 FGR=[YR=2015] S20 E22 N11 PTO=[YR=2015] E4 N8 W4 S8\$ N9 W13 N3 W9 S3\$ N5 W12 N7 W22\$ E22 S7 E12 S2 E9 S3 E13 N48 W41 N7 W3 \$ E3 N5\$ S12 E41 N12\$ PTR=E15 FUS=[YR=2015] E15 S6 E29 S22 W10 FOP=[YR=2015] S6 W12 N1 W8 N1 W14 N10 E22 S6 E12\$ W12 N6 W22 N22 \$ W15\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-1	75.00	125.00	75.00	FF	1