

BLOCK 17 LOTS 1 THRU 4
& PT OF CLOSED AVE
IN OR 1830/1427

DIGNUM CONNIE E TRUST
3929 S FLETCHER AV
FERNANDINA BEACH, FL 32034

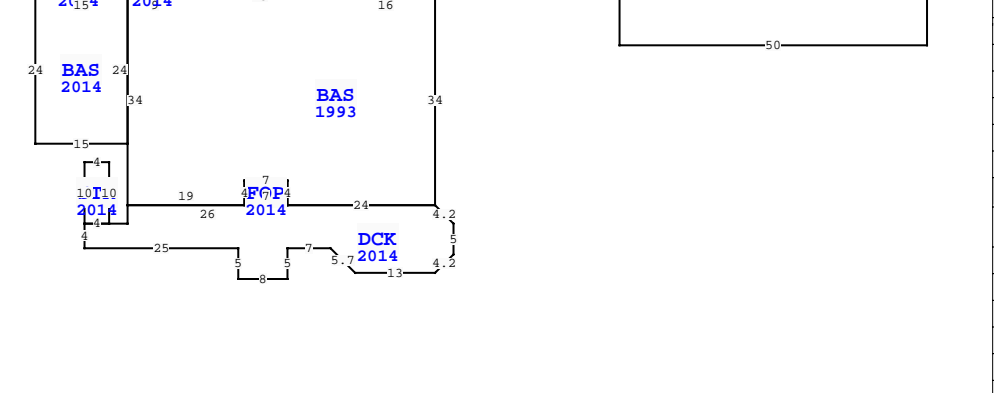
2024

00-00-31-1680-0017-0010

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 100
Roof Structur	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	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0500	01	3,686	94.5000	141.75	522,490	1981	1995	0	0	0	14.00	86.00		
1 SFR CUST - 100% - 2013 Heated Area: 2500 HX Base Yr 2013														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		449,341	
TOTAL MARKET OB/XF VALUE		10,475	
TOTAL LAND VALUE - MARKET		574,430	
TOTAL MARKET VALUE		1,034,246	
SOH/AGL Deduction		521,722	
ASSESSED VALUE		512,524	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		462,524	
TOTAL JUST VALUE		1,034,246	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		977,244	



Quality	03 Quality Level 03			
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	1,672	100	1,672	203,825
BAS	360	100	360	43,886
BAS	468	100	468	57,052
DCK	56	10	6	732
DCK	502	10	50	6,096
FCP	468	25	117	14,263
FGR	1,700	55	935	113,981
FOP	28	30	8	975
STR	40	10	4	488
STR	40	10	4	488
TOTALS	5,646		3,686	449,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131918	REMODEL	125,000	08/15/2013
20130711	WINDOWS	17,600	04/05/2013
20101413	OTHER	3,000	08/24/2010
20010580	REPAIR/RRF	5,000	04/03/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE	Q	V	RSN	SALE PRICE
1830/1427	12/18/2012	WD	U	I	37	300,000

GRANTOR: ENTZMINGER JOYCE P
GRANTEE: CONNIE E DIGNUM TRU
0280/0363 12/01/1978 WD Q V 15,000
GRANTOR:
GRANTEE:

EXTRA FEATURES																
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	0811	CONCRETE B	0	100	0	1,750.00	SF	5.20	5.20	100	2014	2014	3	95	8,645	
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	49	980	
3	1122	CB 6"	0	100	6	153.00	SF	5.85	5.85	100	2014	2014	3	95	850	

TOTAL OB/XF													
10,475													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2014] W18 S26 BAS=[YR=1993] W25 STR=[YR=2014] N4 W10 DCK=[YR=2014] W14 S4 BAS=[YR=2014] S24 E15 N24 W15\$ E14 N4\$ S4 E10\$ W9 S34 DCK=[YR=2014] S3 W3 STR=[YR=2014] N10 W4 S10 E4\$ W4 S4 E25 S5 E8 N5 E7 D4 R4 E13 U3 R3 N5 U3 L3 W24 FOP=[YR=2014] W7 N4 E7 S4\$ W26\$ E19 N4 E7 S4 E24 N34 W16\$ E18 N26\$ PTR=E15 UCP=[YR=1993] E13 FGR=[YR=1993] E34 FCP=[YR=2014] E18 N26 W18 S26\$ E16 S34 W50 N34\$ S24 W13 N24\$ W15\$.													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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	100.00	125.00	100.00	FF	1	1.09	1.00	0.93	6,200.00	5,744.30	574,430							