BLOCK 1 N1/2 LOT 11
SOUTH BEACH PB 3/11
COV & REST OF SEASIDE TOWNHOMES

CLERMONT FAMILY REV TRUST/CLERMONT STEPHEN J TRUST
3000 S FLETCHER AVE APT A
FERNANDINA BEACH, FL 32034

2024

00-00-31-1720-0001-0111

BUILDING CHARACTERISTICS

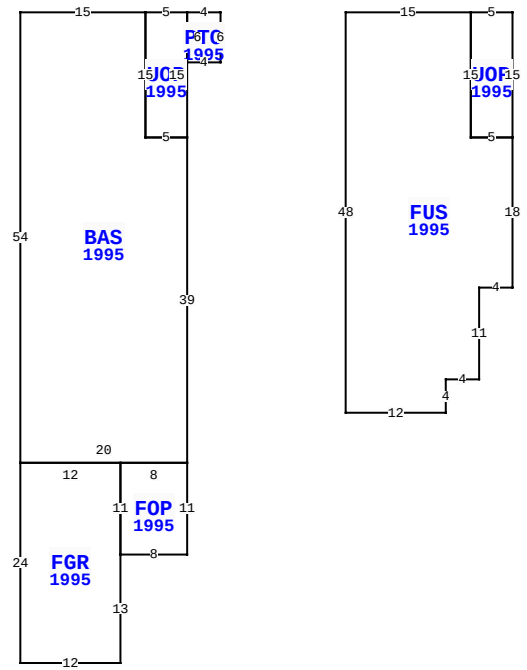
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,005	100	1,005	107,198
FGR	288	55	158	16,853
FOP	88	30	26	2,773
FUS	809	100	809	86,292
PTO	24	5	1	107
UOP	75	20	15	1,600
UOP	75	20	15	1,600
TOTALS	2,364		2,029	216,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,029	130.1832	123.67	250,926	1995	1995	0	0	0	13.75	86.25

1 TOWNHOUSE - 100% - 2021 Heated Area: 1814 HX Base Yr 2021



3000 S FLETCHER AVE A, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		216,424
TOTAL MARKET OB/XF VALUE		8,724
TOTAL LAND VALUE - MARKET		536,250
TOTAL MARKET VALUE		761,398
SOH/AGL Deduction		54,633
ASSESSED VALUE		706,765
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		656,765
TOTAL JUST VALUE		761,398
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		691,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101927	REPAIR/RRF	7,200	11/05/2010
B958869	NEW CONSTR	200,000	02/15/1995
B958807	DEMOLITION	3,500	01/26/1995
B958816	DEMOLITION	3,500	01/26/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2297/0290	8/07/2019	QC	U	I	11	100
GRANTOR: CLERMONT KIM E & STEP						
GRANTEE: CLERMONT FMAILY REV						
2138/0913	7/21/2017	WD	Q	I	01	610,000
GRANTOR: ROSE LORRAINE F & ELI						
GRANTEE: CLERMONT KIM E & ST						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1995] W4 UOP=[YR=1995] W5 BAS=[YR=1995] W15 S54 FGR=[YR=1995] S24 E12 N13 FOP=[YR=1995] E8 N11 W8 S11 $ N11 W12 $ E20 N39 W5 N15 $ S15 E5 N15 $ S6 E4 N6 $ PTR= E15 FUS=[YR=1995] E15 UOP=[YR=1995] E5 S15 W5 N15 $ S15 E5 S18 W4 S11 W4 S4 W12 N48 $ W15 $.

EXTRA FEATURES

LN	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	1,311.00	SF	4.00	4.00	100	1995	1995	3	70	3,671	
2	0810	CONCRETE A	0	100	17	5	85.00	SF	6.50	6.50	100	1995	1995	3	70	387	
3	0845	KOOL DECK	0	100	0	0	450.00	SF	7.25	7.25	100	1995	1995	3	70	2,284	
4	0861	POOL GUNIT	0	100	0	0	80.00	SF	85.00	85.00	100	1995	1995	3	20	1,360	
5	0845	KOOL DECK	0	100	0	0	170.00	SF	7.25	7.25	100	1995	1995	3	70	863	
6	0415	BEACHWALK	0	100	0	0	133.00	SF	5.75	5.75	100	1995	1995	3	20	153	
7	1242	WD DECK A	0	100	0	0	3.00	SF	10.00	10.00	100	1995	1995	3	20	6	

LAND DESCRIPTION

TOTAL OB/XF 8,724

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	SFR OCN FT	100		R-3	25.00	350.00	25.00	FF		1.00	1.00	1.30	16,500.00	21,450.00	536,250							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 536,250 Market: 0 Agricultural: 0 Common: 536,250 PRINTED 08/06/2024 BY SYS