BLOCK 1 S1/2 OF LOT 14
IN OR 2693/1766
SOUTH BEACH PB 3/11

FREMONT EILEEN
130 CARNOUSTIE WAY
MEDIA, PA 19063

2024

00-00-31-1720-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

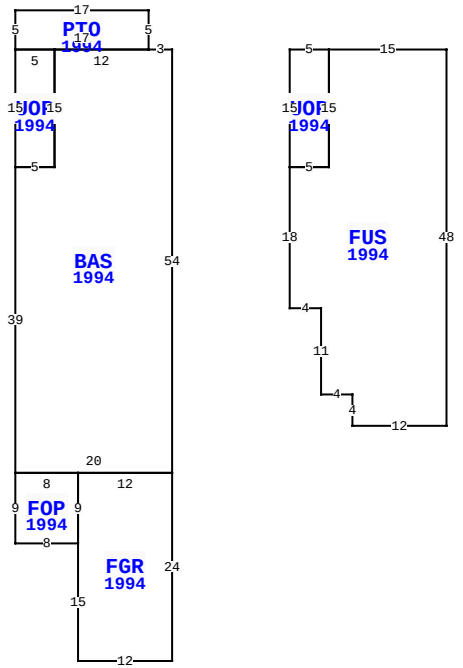
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	110,430
FGR	288	55	158	17,361
FOP	72	30	22	2,417
FUS	809	100	809	88,893
PTO	85	5	4	440
UOP	75	20	15	1,648
UOP	75	20	15	1,648
TOTALS	2,409		2,028	222,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,028	134.8843	128.14	259,868	1994	1994	0	0	0	14.25	85.75

1 TOWNHOUSE - 0% - 0 Heated Area: 1814 HX Base Yr



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

3024 S FLETCHER AVE B, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	222,837
TOTAL MARKET OB/XF VALUE	8,890
TOTAL LAND VALUE - MARKET	536,250
TOTAL MARKET VALUE	767,977
SOH/AGL Deduction	1,166
ASSESSED VALUE	766,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	766,811
TOTAL JUST VALUE	767,977
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	697,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121031	ROOF	3,850	06/07/2012
20062081	REPAIR/RRF	2,400	09/11/2006
B948516	SWIM POOL	13,000	08/23/1994
B948422	NEW CONSTR	129,660	07/07/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2693/1766	2/12/2024	WD	Q	I	01	1,000,000
GRANTOR: PETERS JEFFRY						
GRANTEE: FREMONT EILEEN						
2493/0859	8/30/2021	SW	U	I	11	100
GRANTOR: WALTON ACCOMODATIONS						
GRANTEE: PETERS JEFFRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W3 PTO=[YR=1994] N5 W17 S5 UOP=[YR=1994] S15 E5 N15 W5$ E17$ W12 S15 W5 S39 FOP=[YR=1994] S9 E8 FGR=[YR=1994] S15 E12 N24 W12 S9$ N9 W8$ E20 N54$ PTR=E15 UOP=[YR=1994] E5 FUS=[YR=1994] E15 S48 W12 N4 W4 N11 W4 N18 E5 N15$ S15 W5 N15$ 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	76	1,520	
2	0812	CONCRETE C	0	0	0	0	1,004.00	SF	4.00	4.00	100	1994	1994	3	68	2,731	
3	0810	CONCRETE A	0	0	20	5	100.00	SF	6.50	6.50	100	1994	1994	3	68	442	
4	0845	KOOL DECK	0	0	0	0	170.00	SF	7.25	7.25	100	1994	1994	3	68	838	
5	0861	POOL GUNIT	0	0	0	0	119.00	SF	85.00	85.00	100	1994	1994	3	20	2,023	
6	0845	KOOL DECK	0	0	0	0	223.00	SF	7.25	7.25	100	1994	1994	3	68	1,099	
7	0415	BEACHWALK	0	0	0	0	197.00	SF	5.75	5.75	100	1994	1994	3	20	227	
8	1242	WD DECK A	0	0	0	0	5.00	SF	10.00	10.00	100	1994	1994	3	20	10	

LAND DESCRIPTION

TOTAL OB/XF 8,890

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	0		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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 536,250 Market: 0 Agricultural: 0 Common: 536,250 PRINTED 08/06/2024 BY SYS