BLOCK 2 LOT 6
SOUTH BEACH SUB PB 3/11

3086 SOUTH FLETCHER LLC
3100 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1720-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

3086 S FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	825,000
TOTAL MARKET VALUE	825,000
SOH/AGL Deduction	0
ASSESSED VALUE	825,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	825,000
TOTAL JUST VALUE	825,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	750,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-0311	CO		04/18/2024
20220300	POOL AND PAVER DE	0	12/29/2022
20220311	NEW TRIPLEX	0	10/11/2022
20220312	POOL GAZEBO	0	10/11/2022
20210079	DEMOLITION	0	10/18/2021
B021652	XFOB	2,000	09/23/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2430/1170	1/29/2021	WD	Q	I	01	975,000
GRANTOR: DAWSON JENNIFER MCQUA						
GRANTEE: 3086 SOUTH FLETCHER						
2365/0339	5/08/2020	PR	U	I	19	100
GRANTOR: DAWSON JENNIFER MCQUA						
GRANTEE: DAWSON JENNIFER MCQ						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	50.00	350.00	50.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	825,000							

REVIEW DATE 05/14/2024 BY DJ Total Acres: 0.00 Total Land Value: 825,000 Market: 0 Agricultural: 0 Common: 825,000 PRINTED 08/06/2024 BY SYS