BLOCK 2 N1/2 OF LOT 9
IN OR 704 PG 488
DECLARATION OF CVNTS &

SMITH MARY MCCOY
3116A SOUTH FLETCHER AVE
FERNANDINA BEACH, FL 32035

2024

00-00-31-1720-0002-0091

BUILDING CHARACTERISTICS

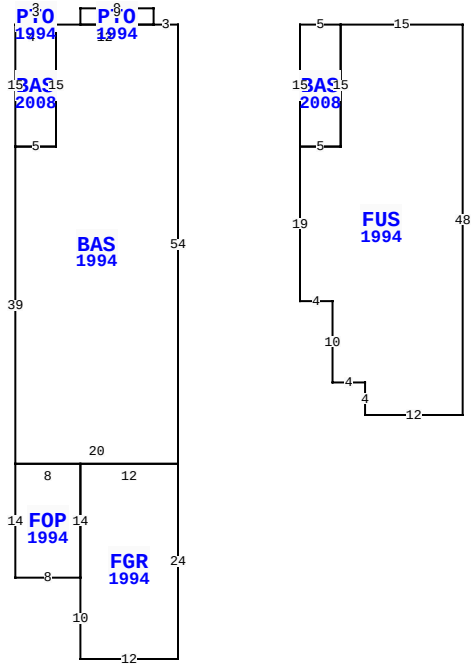
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
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	168,891
BAS	75	100	75	12,604
BAS	75	100	75	12,604
FGR	288	55	158	26,552
FOP	112	30	34	5,713
FUS	813	100	813	136,625
PTO	6	5	0	0
PTO	18	5	1	168
TOTALS	2,392		2,161	363,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,161	201.5860	191.51	413,853	1994	1998	0	0	0	12.25	87.75

1 TOWNHOUSE - 100% - 2007 Heated Area: 1968 HX Base Yr 2007



3116 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		363,156
TOTAL MARKET OB/XF VALUE		7,991
TOTAL LAND VALUE - MARKET		536,250
TOTAL MARKET VALUE		907,397
SOH/AGL Deduction		438,213
ASSESSED VALUE		469,184
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		414,184
TOTAL JUST VALUE		907,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		822,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081449	REPAIR/RRF	13,000	09/16/2008
20080221	XFOB	7,500	02/14/2008
20052138	REMODEL	2,000	07/05/2005
20052110	REPAIR/RRF	2,000	06/30/2005
8043	NEW CONSTR	258,000	12/16/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0704/0488	5/11/1994	WD	Q	I		207,900

GRANTOR: PARR RANDALL L & ANNE
GRANTEE: SMITH LEON H JR & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W3 PTO=[YR=1994] N2 W9 S2 E9 $ W12
BAS=[YR=2008] W1 PTO=[YR=1994] N2 W3 S2 E3$ W4 S15 E5 N15$
S15 W5 S39 FOP=[YR=1994] S14 E8 FGR=[YR=1994] S10 E12 N24 W12
S14$ N14 W8$ E20 N54$ PTR=E15 BAS=[YR=2008] E5 FUS=[YR=1994]
E15 S48 W12 N4 W4 N10 W4 N19 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	0811	CONCRETE B	0	100	0	0	717.00	SF	5.20	5.20	100	1994	1994	3	68	2,535	
2	0810	CONCRETE A	0	100	14	5	70.00	SF	6.50	6.50	100	1994	1994	3	68	309	
3	0810	CONCRETE A	0	100	21	12	252.00	SF	6.50	6.50	100	1994	1994	3	68	1,114	
4	0845	KOOL DECK	0	100	0	0	205.00	SF	7.25	7.25	100	1994	1994	3	68	1,011	
5	0861	POOL GUNIT	0	100	0	0	115.00	SF	85.00	85.00	100	1994	1994	3	20	1,955	
6	0820	WOOD WALK	0	100	0	0	221.00	SF	11.75	11.75	100	1994	1994	3	40	1,039	
7	1242	WD DECK A	0	100	0	0	14.00	SF	10.00	10.00	100	1994	1994	3	20	28	

LAND DESCRIPTION

TOTAL OB/XF 7,991

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 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