

BLOCK 5 SOUTH 4.8' OF LOT 2 &
NORTH 19.5' OF LOT 3
IN OR 995/1878

MARTUCCI LINDA
3047-B S FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1720-0005-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																			
Exterior Wall	10	ABOVE AVG 50	0320	01	2,263	142.6194	135.49	306,614	2000	2000	0	0	11.25	88.75	VALUATION BY STANDARD																			
Exterior Wall	23	REINF CONC 50	1 TOWNHOUSE - 100% - 2002										Heated Area: 2065										HX Base Yr 2002											
Roof Structure	03	GABLE/HIP 100											VALUATION SUMMARY																					
Roof Cover	11	SLATE 100											Tax Group: 2										Tax Dist:											
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE										272,120											
Interior Floor	11	CLAY TILE 60											TOTAL MARKET OB/XF VALUE										5,244											
Interior Floor	14	CARPET 40											TOTAL LAND VALUE - MARKET										171,120											
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										448,484											
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										183,167											
Bedrooms	02	WOOD FRAME 100											ASSESSED VALUE										265,317											
Bathrooms	2.	2. 100											TOTAL EXEMPTION VALUE										55,000											
Frame	02	DIST FB 100											BASE TAXABLE VALUE										210,317											
Stories	00	NONE 100	TOTAL JUST VALUE										448,484																					
Units	00	NONE 100	NCON VALUE										0																					
BUD8 Adjustme	02	DIST FB 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE										439,040											
Occupancy	00	NONE 100																																
Quality	05	Quality Level 05																																
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	806	100	806	96,919																														
FGR	273	55	150	18,038																														
FOP	21	30	6	722																														
FOP	49	30	15	1,803																														
FUS	1,259	100	1,259	151,392																														
UOP	62	20	12	1,443																														
UOP	73	20	15	1,803																														
TOTALS	2,543		2,263	272,120																														
EXTRA FEATURES				3047 S FLETCHER AVE B, FERNANDINA BEACH										03/20/2024 MLU																				
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 0	857.00	SF	5.20	5.20	100	2000	2000	3	79	3,521																				
2	0810	CONCRETE A	0 100	0 0	135.00	SF	6.50	6.50	100	2000	2000	3	79	693																				
3	1126	CB/STC 8"	0 100	0 0	136.00	SF	8.00	8.00	100	2000	2000	3	79	860																				
4	0445	BOX FNC 5'	0 100	0 0	21.00	LF	8.10	8.10	100	2000	2000	3	20	34																				
5	0446	BOX FNC 6'	0 100	0 0	17.00	LF	20.00	20.00	100	2000	2000	3	20	68																				
6	0446	BOX FNC 6'	0 100	0 0	17.00	LF	20.00	20.00	100	2000	2000	3	20	68																				
LAND DESCRIPTION																TOTAL OB/XF 5,244																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000800	C	MULTI-FAM	100		R-3	24.00	100.00	24.00	FF	1	1.00	1.00	1.15	6,200.00	7,130.00	171,120																	
REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 171,120 Market: 0 Agricultural: 0 Common: 171,120 PRINTED 08/06/2024 BY SYS																																		