

BLOCK 6 S 31.5 FT OF LOT 3  
IN OR 2286/820  
SOUTH BEACH SUB PB 3/11

CIROTTA DEAN R & LISA L  
2923 S FLETCHER AVE  
FERNANDINA BEACH, FL 32034

2024

00-00-31-1720-0006-0030



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 10  | ABOVE AVG 50   |
| Exterior Wall            | 16  | WD FR STUC 50  |
| Roof Structure           | 03  | GABLE/HIP 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 11  | CLAY TILE 50   |
| Interior Floor           | 13  | LVT/LAMNT 50   |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 3   | 100            |
| Bathrooms                | 2.5 | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 2.  | 100            |
| Units                    | 0   | 100            |
| 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 |
|-----------|------------------|-------------|--------------|----------------------|
| BAL       | 118              | 15          | 18           | 1,911                |
| BAS       | 625              | 100         | 625          | 66,369               |
| FGR       | 460              | 55          | 253          | 26,866               |
| FOP       | 64               | 30          | 19           | 2,017                |
| FST       | 15               | 55          | 8            | 850                  |
| FUS       | 1,160            | 100         | 1,160        | 123,182              |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,442 |  | 2,083 | 221,196 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |   |        |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|---|--------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0 | 804.00 | SF | 6.50  | 6.50           | 4,024 |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 37 | 3 | 111.00 | SF | 6.50  | 6.50           | 556   |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 4  | 4 | 16.00  | SF | 6.50  | 6.50           | 80    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | SFR                  | 100 |     | R-3      | 32.00 | 100.00 | 32.00       | FF        |       |

| MARKET ADJUSTMENTS                             |     |           |             |                |                |      |      |      |      |       |        |
|------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                           | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0320                                           | 01  | 2,083     | 126.6650    | 120.33         | 250,647        | 1999 | 1999 | 0    | 0    | 11.75 | 88.25  |
| 1 TOWNHOUSE - 100% - 2024                      |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 1785                              |     |           |             |                |                |      |      |      |      |       |        |
| HX Base Yr 2024                                |     |           |             |                |                |      |      |      |      |       |        |
| 2923 S FLETCHER AVE, FERNANDINA BEACH          |     |           |             |                |                |      |      |      |      |       |        |
| BLD DATE 11/20/2008 DJ LGL DATE 03/20/2024 MLU |     |           |             |                |                |      |      |      |      |       |        |
| XF DATE                                        |     |           |             |                |                |      |      |      |      |       |        |
| INC DATE                                       |     |           |             |                |                |      |      |      |      |       |        |
| AG DATE                                        |     |           |             |                |                |      |      |      |      |       |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 4,660       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 2              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 221,196   |             |
| TOTAL MARKET OB/XF VALUE  |  | 4,660     |             |
| TOTAL LAND VALUE - MARKET |  | 218,240   |             |
| TOTAL MARKET VALUE        |  | 444,096   |             |
| SOH/AGL Deduction         |  | 0         |             |
| ASSESSED VALUE            |  | 444,096   |             |
| TOTAL EXEMPTION VALUE     |  | 50,000    |             |
| BASE TAXABLE VALUE        |  | 394,096   |             |
| TOTAL JUST VALUE          |  | 444,096   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 431,390   |             |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20121047   | ANTENAS     | 4,000   | 06/08/2012 |
| B984548    | NEW CONSTR  | 196,000 | 11/19/1998 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2286/0820                      | 6/24/2019 | WD        | U   | I   | 16     |
| GRANTOR: DONNE DAVID G DELLE & |           |           |     |     |        |
| GRANTEE: CIROTTA DEAN R & LI   |           |           |     |     |        |
| 2066/0369                      | 8/19/2016 | WD        | Q   | I   | 02     |
| GRANTOR: MOSKOW PARKS TRUST    |           |           |     |     |        |
| GRANTEE: CIROTTA DEAN R & LI   |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                           |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1999] W20 S32 FGR=[YR=1999] S23 E20 N23               |  |  |  |  |  |  |  |  |  |  |  |
| FST=[YR=1999] N3 W5 S3 E5 \$ W20 \$ E15 N3 E5 N29 \$ PTR= E15 |  |  |  |  |  |  |  |  |  |  |  |
| FUS=[YR=1999] E22 S55 BAL=[YR=2008] S6 W22 N6 FOP=[YR=1999]   |  |  |  |  |  |  |  |  |  |  |  |
| N8 E8 S8 W8 \$ E11 D2 R2 E5 U2 R2 E2 \$ W2 D2 L2 W5 U2 L2     |  |  |  |  |  |  |  |  |  |  |  |
| W3 N8 W8 N47 \$ W15 \$.                                       |  |  |  |  |  |  |  |  |  |  |  |