

LOT 348-A
F/N/A PT LOTS 3-5 & S 12.5 FT
OF ADJ R/W STRATHMORE PLACE

FETCHERO-BENDIXEN WYNONA ANN/BENDIXEN JAMES J
348 S FETCHER AVENUE #A
FERNANDINA BEACH, FL 32034

2024

00-00-31-179D-348A-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	2.5	2.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1092.00	

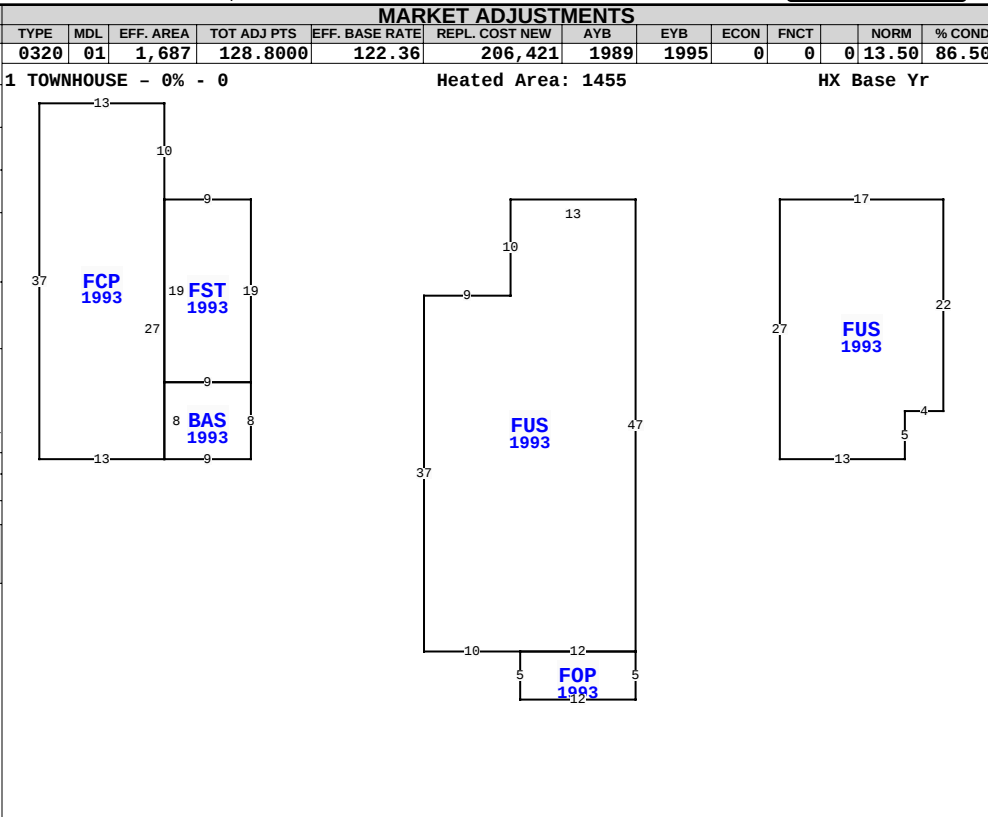
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100	72	7,621
FCP	481	25	120	12,701
FOP	60	30	18	1,905
FST	171	55	94	9,949
FUS	439	100	439	46,464
FUS	944	100	944	99,914

TOTALS	2,167		1,687	178,554
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0416	DUNEWALKS	0	0	1	292	292.00	SF	15.00	15.00	876
2	0810	CONCRETE A	0	0	0	0	970.00	SF	6.50	6.50	3,436
3	0810	CONCRETE A	0	0	5	9	45.00	SF	6.50	6.50	159
4	1242	WD DECK A	0	0	5	11	55.00	SF	10.00	10.00	110
5	1242	WD DECK A	0	0	2	28	56.00	SF	10.00	10.00	112
6	1241	WD DECK G	0	0	1	292	292.00	UT	11.50	11.50	672
7	1242	WD DECK A	0	0	11	14	154.00	SF	10.00	10.00	308
8	1241	WD DECK G	0	0	8	13	104.00	UT	15.53	15.53	323

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000120	C	SFR OCN FT	0	0006	R-3	30.00	200.00	30.63	FF	1.00

REVIEW DATE 04/22/2024 BY KBA



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

348 S FLETCHER AVE	A, FERNANDINA BEACH
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TOTAL OB/XF											
5,996											

Total Acres: 0.00 Total Land Value: 505,395 Market: 0 Agricultural: 0 Common: 505,395

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	178,554		
TOTAL MARKET OB/XF VALUE	5,996		
TOTAL LAND VALUE - MARKET	505,395		
TOTAL MARKET VALUE	689,945		
SOH/AGL Deduction	82,770		
ASSESSED VALUE	607,175		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	607,175		
TOTAL JUST VALUE	689,945		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	657,450		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110552	REPAIR/RRF	2,000	04/13/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2714/122	5/06/2024	WD	Q	I	01
					SALE PRICE
					900,000
GRANTOR: BAILEY JIM G					
GRANTEE: FETCHERO-BENDIXEN W					
0949/0014	9/12/2000	WD	Q	I	
					300,000
GRANTOR: EUNICE CECIL					
GRANTEE: BAILEY JIM G					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FUS=[YR=1993] W13 S10 W9 S37 E10 FOP=[YR=1993] S5 E12 N5 W12 \$ E12 N47 \$ PTR= E15 FUS=[YR=1993] E17 S22 W4 S5 W13 N27 \$ W15 \$ PTR= W40 FST=[YR=1993] W9 FCP=[YR=1993] N10 W13 S37 E13 BAS=[YR=1993] E9 N8 W9 S8 \$ N27 \$ S19 E9 N19 \$ E40 \$.											

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