BLK 8 LOT 5 (EX BLDG RSTRCNS
IN OR 704/325
OCEAN CITY S/D DBK U/384

BELL COLLEEN E
3546 RICHMOND ST
JACKSONVILLE, FL 32205

2025

00-00-31-1520-0008-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

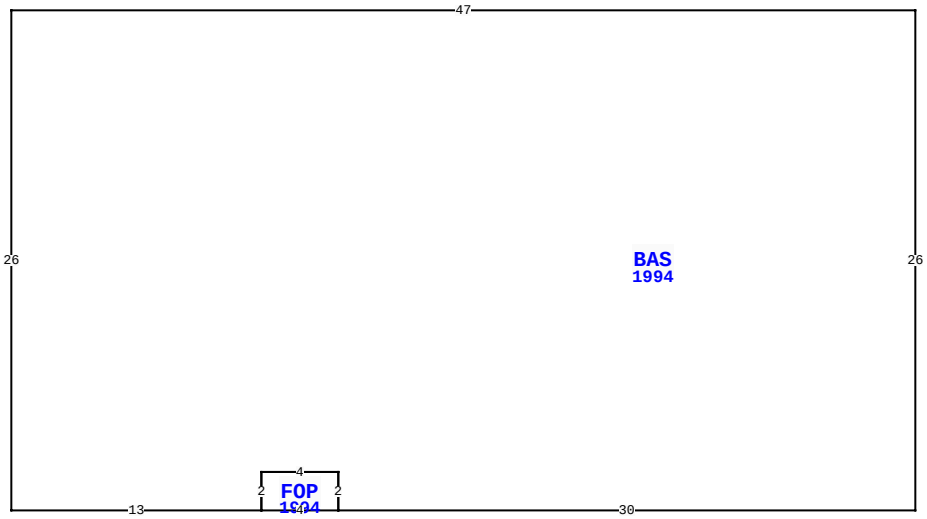
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,214	100	1994	1,214	220,915
FOP	8	30	1994	2	364
TOTALS	1,222			1,216	221,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,216	126.5640	199.97	243,164	1994	2005	0	0	0	9.00	91.00

1 SFR CUST – 0% - 0 Heated Area: 1214 HX Base Yr



664 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	221,279
TOTAL MARKET OB/XF VALUE	11,671
TOTAL LAND VALUE - MARKET	1,425,000
TOTAL MARKET VALUE	1,657,950
SOH/AGL Deduction	444,902
ASSESSED VALUE	1,213,048
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,213,048
TOTAL JUST VALUE	1,657,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,461,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0603	REBUILD ROTTED DE	40,000	11/08/2024
20111098	H/AC	3,100	07/06/2011
20080743	XFOB	3,467	05/05/2008
20080422	ADDITION	4,200	03/19/2008
20072195	REMODEL	10,500	12/06/2007
20071688	REPAIR/RRF	18,350	09/06/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1964/1520	2/26/2015	WD	U	I	37	535,000
GRANTOR: BELL NANCY REVOCABLE						
GRANTEE: BELL COLLEEN E						
1786/1133	11/14/2011	WD	U	I	30	100
GRANTOR: BELL NANCY E						
GRANTEE: BELL NANCY E TRUSTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W47 S26 E13 FOP=[YR=1994] E4 N2 W4 S2 $ N2 E4 S2 E30 N26 $.

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	1244	WD DECK EX	0	0	6	47	282.00	SF	37.00	37.00	100	2008	2008	3	48	5,008	
2	1244	WD DECK EX	0	0	3	19	57.00	SF	18.50	18.50	100	2008	2008	3	48	506	
3	1244	WD DECK EX	0	0	4	27	108.00	SF	18.50	18.50	100	2008	2008	3	48	959	
4	1241	WD DECK G	0	0	3	4	12.00	UT	14.38	14.38	100	1994	1994	3	20	35	
5	0940	SHEDS/PORT	0	0	6	4	24.00	SF	30.00	30.00	100	1995	1995	3	20	144	
6	0855	CONC PAVER	0	0	0	0	477.00	SF	10.00	10.00	100	2008	2008	3	88	4,198	
7	0479	VF PICKET	0	0	0	0	114.00	LF	10.00	10.00	100	2008	2008	3	72	821	

LAND DESCRIPTION

TOTAL OB/XF 11,671

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	RES OCEAN	0	0006	R-1	75.00	80.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,425,000 Market: 0 Agricultural: 0 Common: 1,425,000 PRINTED 07/30/2025 BY SYS