

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TOWNHOUSE	- 0%	- 0		294,988	1981	1981	0	0	19.75	80.25	

Heated Area: 1528 HX Base Yr

Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1069.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	753	100	1993	753	112,535
DCK	31	10	1993	3	449
DCK	40	10	2011	4	598
FOP	22	30	1993	7	1,046
FOP	84	30	1993	25	3,736
FUS	775	100	1993	775	115,823
STR	12	10	2011	1	149
UOP	42	20	1993	8	1,196
UOP	40	20	2011	8	1,196
TOTALS	1,799			1,584	236,728

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	236,728			
TOTAL MARKET OB/XF VALUE	0			
TOTAL LAND VALUE - MARKET	360,000			
TOTAL MARKET VALUE	596,728			
SOH/AGL Deduction	105,563			
ASSESSED VALUE	491,165			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	491,165			
TOTAL JUST VALUE	596,728			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	455,424			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B990450	XFOB	800	05/17/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2502/0510	9/29/2021	WD	U	I	11	100

GRANTOR: VB MARS LLC
GRANTEE: DOLAN JOHN & SHARON

2502/0002	9/29/2021	WD	Q	I	01	610,000
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GRANTOR: VB MARS LLC
GRANTEE: DOLAN JOHN & SHARON

EXTRA FEATURES: 3165 S FLETCHER AV 3, FERNANDINA BEACH
BLD DATE: 09/24/2012 KK LGL DATE: 05/07/2025 MLU
XF DATE: INC DATE: AG DATE:

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] E16 UOP=[YR=2011] N5 DCK=[YR=2011] N2 STR=[YR=2011] W4 N3 E4 S3\$ N3 E8 S5 W8\$ E8 S5 W8\$ E8 S30 FOP=[YR=1993] S2 DCK=[YR=1993] S3 W9 N1 W2 N2 E11\$ W11 N2 E11\$ W11 S2 W3 S1 W7 N1 W3 N32\$ PTR= W15 FUS=[YR=1993] W24 S32 E3 S1 E7 FOP=[YR=1993] S5 UOP=[YR=1993] S3 E14 N3 W14\$ E14 N6 W14 S1\$ N1 E14 N32 \$ E15\$.	

LAND DESCRIPTION																		TOTAL OB/XF									
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	000100	C	RES	0	0003	R-3	0.00	0.00	1.00	LT		1.00	1.00	1.20	300,000.00	360,000.00	360,000										