

BLOCK 4 LOTS 6 7 8 5 &
S1/2 OF LOT 4
E35 FT OF 25 26 27 28 E OF A1A

PRICE RAYMOND W &/ARSENAULT-PRICE DEBORAH (H&W)
PO BOX 16256
FERNANDINA BEACH, FL 32035

2025

00-00-31-1680-0004-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	10	ABOVE AVG 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

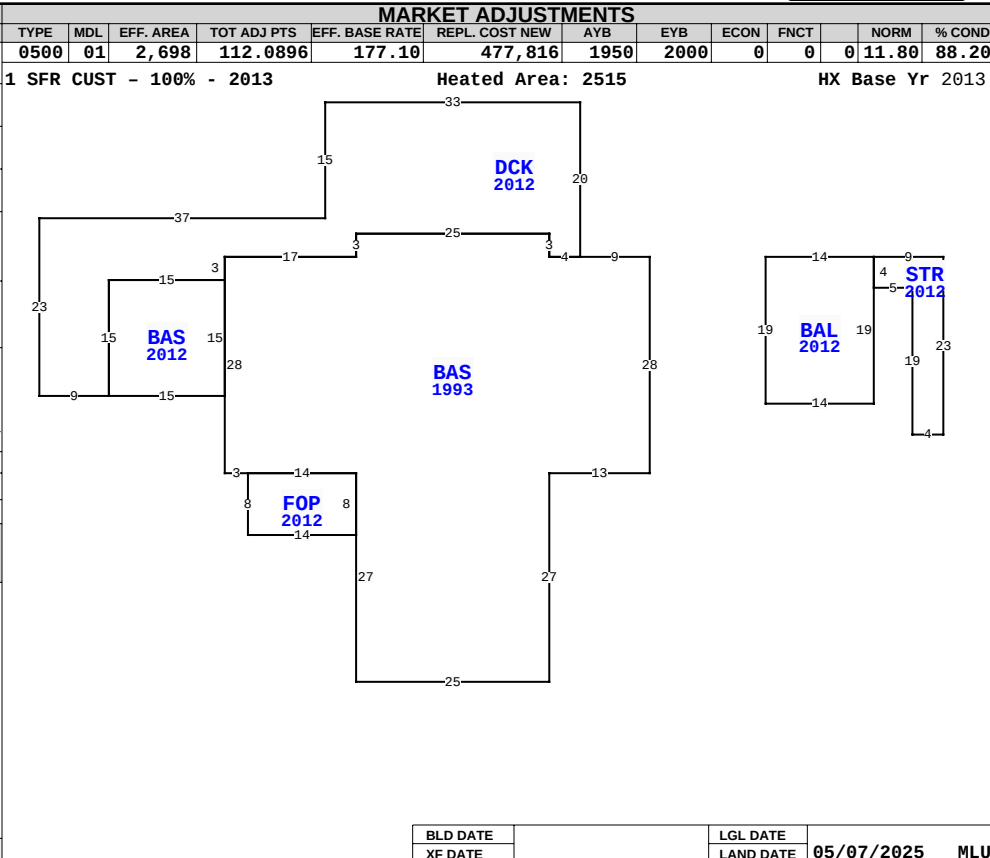
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	266	15	2012	40	6,248
BAS	2,290	100	1993	2,290	357,703
BAS	225	100	2012	225	35,146
CDK	977	10	2012	98	15,308
FOP	112	30	2012	34	5,311
STR	112	10	2012	11	1,718

TOTALS	3,982			2,698	421,434
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0415	BEACHWALK	0	100	126	4		548.00	SF 5.75
2	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00
3	0415	BEACHWALK	0	100	144	4		576.00	SF 5.75
4	0855	CONC PAVER	0	100	0	0		1,844.00	SF 7.00
5	0830	FLAGSTONE	0	100	0	0		348.00	SF 12.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	100		R-1	106.00	400.00	106.00



3610 S FLETCHER AVE, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/07/2025 MLU									

TOTAL OB/XF									
17,889									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	100		R-1	106.00	400.00	106.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					421,434				
TOTAL MARKET OB/XF VALUE					17,889				
TOTAL LAND VALUE - MARKET					2,376,520				
TOTAL MARKET VALUE					2,815,843				
SOH/AGL Deduction					1,684,660				
ASSESSED VALUE					1,131,183				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					1,080,461				
TOTAL JUST VALUE					2,815,843				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					2,484,287				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112271	HVAC	2,150	12/22/2011
20111573	ADDITION	40,000	09/07/2011
20111428	REPAIR/RRF	8,000	08/19/2011
20111375	REMODEL	3,000	08/16/2011
20111344	ELEC OTHER	500	08/11/2011
20111298	REMODEL	144,000	08/04/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1334/1104	7/20/2005	WD	Q	I		1,450,000	
GRANTOR: VAUGHN ALVIN ET AL P/							
GRANTEE: PRICE RAYMOND W & D							
1170/1459	9/12/2003	QC	Q	I	01	100	
GRANTOR: VAUGHN ALVIN H & C RO							
GRANTEE: VAUGHN DORIS H							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W9 DCK=[YR=2012] N20 W33 S15 W37 S23 E9									
BAS=[YR=2012] E15 N15 W15 S15\$ N15 E15 N3 E17 N3 E25 S3 E4\$									
W4 N3 W25 S3 W17 S28 E3 FOP=[YR=2012] S8 E14 N8 W14\$ E14 S27									
E25 N27 E13 N28 \$ PTR=E15 BAL=[YR=2012] E14 STR=[YR=2012] E9									
S23 W4 N19 W5 N4\$ S19 W14 N19\$ W15\$.									