BLOCK 5 LOTS 10 11 12 & 21
S16 1/2 FT OF 9 & 24 E OF RD
LOTS 22 & 23 E OF RD & N 8

EVANS KIMBERLEE R & BARRY H
3710 FLETCHER AVE S
FERNANDINA BEACH, FL 32034

2025

00-00-31-1680-0005-0100

BUILDING CHARACTERISTICS

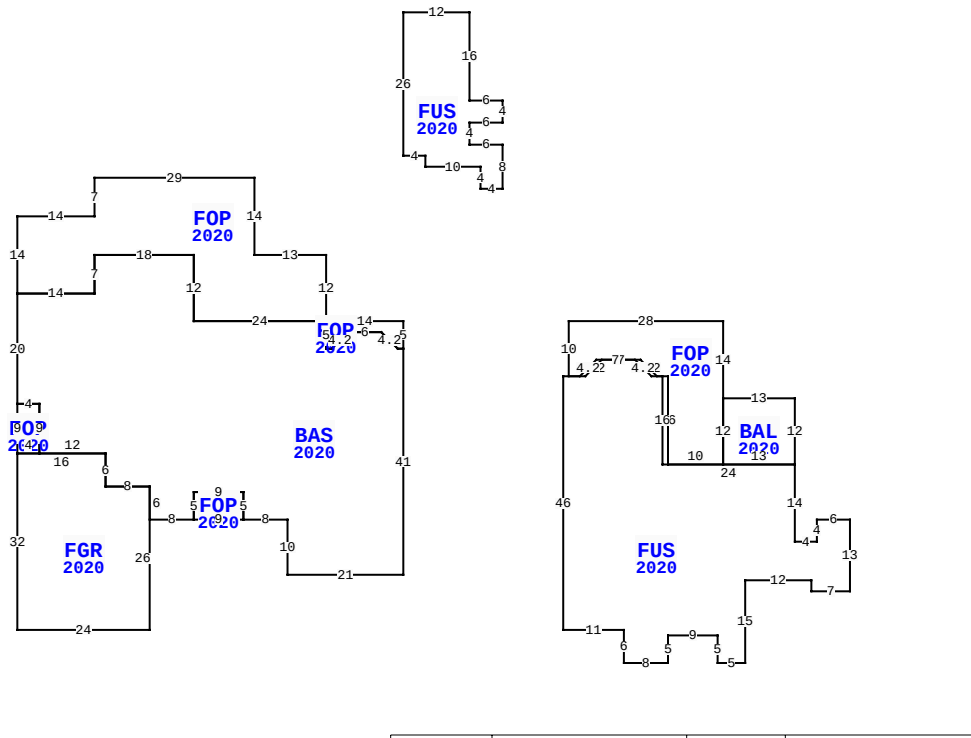
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
Quality	05	Quality Level 05
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	156	15	2020	23	5,707
BAS	2,652	100	2020	2,652	658,018
FGR	720	55	2020	396	98,256
FOP	36	30	2020	11	2,729
FOP	43	30	2020	13	3,226
FOP	45	30	2020	14	3,474
FOP	410	30	2020	123	30,519
FOP	890	30	2020	267	66,248
FUS	392	100	2020	392	97,264
FUS	1,692	100	2020	1,692	419,822
TOTALS	7,036			5,583	1,385,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,583	159.4328	251.90	1,406,358	2020	2020	0	0	0	1.50	98.50

2 SFR CUST – 100% - 2021 Heated Area: 4736 HX Base Yr 2021



3710 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,385,263
TOTAL MARKET OB/XF VALUE		107,436
TOTAL LAND VALUE - MARKET		2,242,000
TOTAL MARKET VALUE		3,734,699
SOH/AGL Deduction		766,305
ASSESSED VALUE		2,968,394
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		2,917,672
TOTAL JUST VALUE		3,734,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,379,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20184042	NEW CONSTR	658,280	11/29/2018
20173687	DEMOLITION	23,000	11/22/2017
20101253	H/AC	4,000	08/02/2010
20051052	REPAIR/RRF	4,000	01/13/2005
5935	ADDITION	3,000	04/18/1990
413M	H/AC	4,000	12/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2481/1273	6/15/2021	WD	U	I	11	100
GRANTOR: EVANS KIMBERLEE R						
GRANTEE: EVANS BARRY H & KIM						
2146/1201	9/19/2017	WD	Q	I	01	1,625,000
GRANTOR: SCHELL CARLA COLEMAN						
GRANTEE: EVANS KIMBERLEE R						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W14 FOP=[YR=2020] N12 W13 N14 W29 S7 W14 S14 BAS=[YR=2020] S20 FOP=[YR=2020] S9 FGR=[YR=2020] S32 E24 N26 W8 N6 W16 $ E4 N9 W4 $ E4 S9 E12 S6 E8 S6 E8 FOP=[YR=2020] E9 N5 W9 S5 $ N5 E9 S5 E8 S10 E21 N41 W1 U3 L3 W6 D3 L3 W1 N5 W24 N12 W18 S7 W14 $ E14 N7 E18 S12 E24$ S5 E1 U3 R3 E6 D3 R3 E1N5 $ PTR= E30 FOP=[YR=2020] E28 S14 BAL=[YR=2020] E13 S12 FUS=[YR=2020] S14 E4 N4 E6 S13 W7 N2 W12 S15 W5 N5 W9 S5 W8 N6 W11 N46 E3 U3 R3 E7 D3 R3 E2 S16 E24 $W13N12 $ S12 W10 N16 W2 U3 L3 W7 D3 L3 W3N10 $ W30 $ PTR= N30 FUS=[YR=2020] N26 E12 S16 E6 S4 W6 S4 E6 S8 W4 N4 W10 N2 W4 $ S30 $.

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	0409	ELEVATOR R	0	100	0	0	1.00	UT	12,240.00	12,240.00	100	2020	2020	3	100	12,240	
2	0861	POOL GUNIT	0	100	0	0	432.00	SF	85.00	85.00	100	2020	2020	3	90	33,048	
3	1242	WD DECK A	0	100	0	0	768.00	SF	10.00	10.00	100	2020	2020	3	86	6,605	
4	0462	ST/AL FNC	0	100	0	0	1,560.00	SF	10.00	10.00	100	2020	2020	3	90	14,040	
5	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2020	2020	3	95	855	
6	0855	CONC PAVER	0	100	0	0	2,438.00	SF	10.00	10.00	100	2020	2020	3	98	23,892	
7	0416	DUNEWALKS	0	100	0	0	1,207.00	SF	12.00	12.00	100	2020	2020	3	86	12,456	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	86	4,300	

LAND DESCRIPTION

TOTAL OB/XF 107,436

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	100		R-1	100.00	400.00	100.00	FF	3	1.18	1.00	1.18	19,000.00	22,420.00	2,242,000							

REVIEW DATE 03/16/2021 BY RK Total Acres: 0.00 Total Land Value: 2,242,000 Market: 0 Agricultural: 0 Common: 2,242,000 PRINTED 07/30/2025 BY SYS