BLOCK 5 LOTS 13 14 15 16 PT
OF 17 18 19 20 E OF ST ROAD
EX N 8 3/4 FT OF LOT 13

VIETA PAUL A & SARAH E
615 6TH AVE N
NAPLES, FL 34102

2025

00-00-31-1680-0005-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	02	Quality Level 02

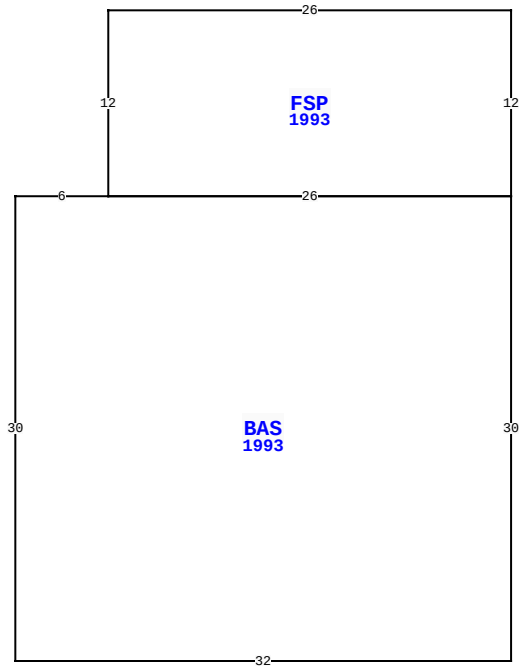
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	90,485
FSP	312	40	1993	125	11,782
TOTALS	1,272			1,085	102,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	11	1,085	149.0243	149.02	161,687	1957	1957	0	0	0	36.75	63.25

1 SINGLE FAM – 0% - 0 Heated Area: 960 HX Base Yr



3730 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	102,267
TOTAL MARKET OB/XF VALUE	14,376
TOTAL LAND VALUE - MARKET	2,040,220
TOTAL MARKET VALUE	2,156,863
SOH/AGL Deduction	206,299
ASSESSED VALUE	1,950,564
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,950,564
TOTAL JUST VALUE	2,156,863
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,884,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131021	ROOF	1,200	05/09/2013
20121609	CEILFN	800	08/08/2012
20101067	HVAC	3,100	06/29/2010
20080451	ELEC OTHER	1,500	03/20/2008
20042140	REPAIR/RRF	3,000	11/12/2004
5303	REPAIR/RRF	2,700	04/05/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1783/1657	3/16/2012	TD	Q	I	01	737,000
GRANTOR: BANK OF AMERICA NA CO						
GRANTEE: VIETA PAUL A & SARA						
0808/1155	10/02/1997	WD	Q	I	01	100
GRANTOR: SHAW MURIEL E						
GRANTEE: SHAW MURIEL E TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W26 S12 BAS=[YR=1993] W6 S30 E32 N30 W26$ E26 N12$.

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	0835	QUARY TILE	0	0	0	0	240.00	SF	10.00	10.00	100	1991	1991	3	59.5	1,428	
2	0855	CONC PAVER	0	0	0	0	1,623.00	SF	7.00	7.00	100	2012	2012	3	92	10,452	
3	0511	GARAGE CB-	0	0	12	26	312.00	SF	40.00	40.00	100	1970	1970	3	20	2,496	

LAND DESCRIPTION

TOTAL OB/XF 14,376

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		R-1	91.00	400.00	91.00	FF	3	1.18	1.00	1.18	19,000.00	22,420.00	2,040,220							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 2,040,220 Market: 0 Agricultural: 0 Common: 2,040,220 PRINTED 07/30/2025 BY SYS