

BLOCK 6 LOTS 1 THRU 5 & E35 FT
OF LOTS 28 THRU 32
IN OR 2142/1469

SAITOW KENNETH M & LISA J
3750 SOUTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1680-0006-0010

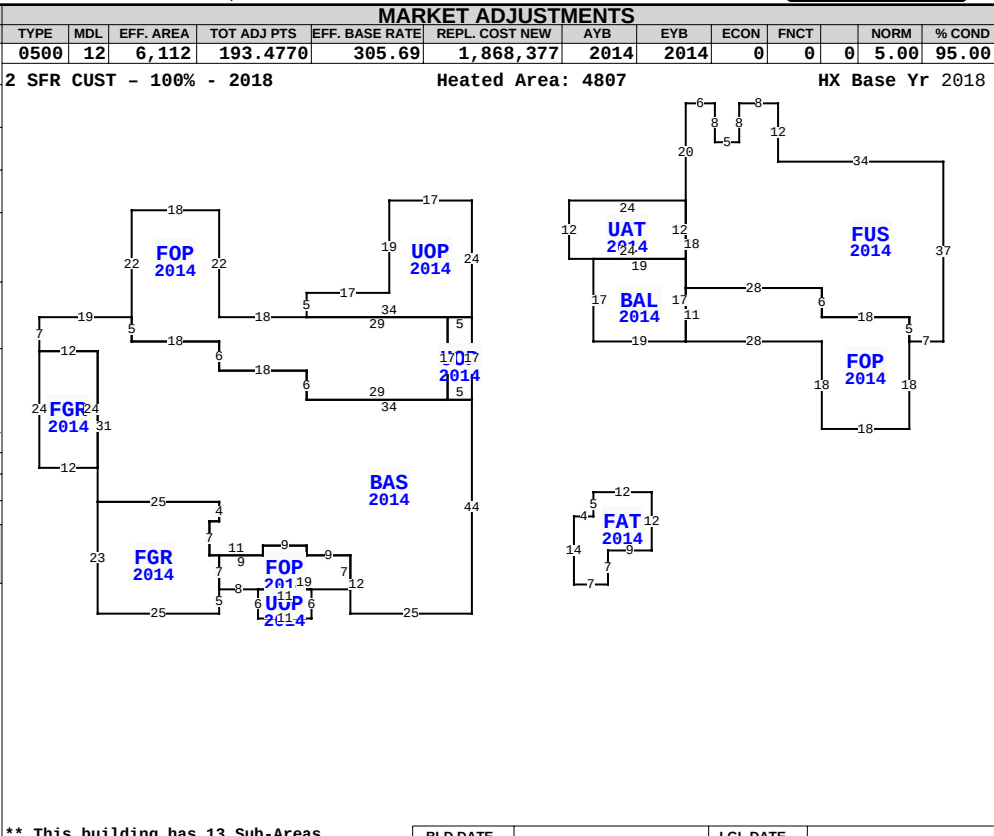


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	03	Quality Level 03
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	323	15	2014	48	13,939
BAS	3,012	100	2014	3,012	874,701
FAT	221	20	2014	44	12,778
FGR	288	55	2014	158	45,884
FGR	561	55	2014	309	89,735
FOP	207	30	2014	62	18,005
FOP	722	30	2014	217	63,018
FOP	1,177	30	2014	353	102,514
FUS	1,751	100	2014	1,751	508,500
UAT	288	10	2014	29	8,422
TOTALS	9,194			6,112	774,958



3750 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND 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
1	0092	AUTO GATE	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	60	2,100	
2	0463	FENCE GATE	0	100	0	0	2.00	UT	1,800.00	1,800.00	100	2014	2014	3	85	3,060	
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2014	2014	3	85	765	
4	0462	ST/AL FNC	0	100	0	0	968.00	SF	10.00	10.00	100	2014	2014	3	71	6,873	
5	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2014	2014	3	100	10,000	
6	1125	CB/STC 6"	0	100	0	0	881.00	SF	7.35	7.35	100	2014	2014	3	94	6,087	
7	1075	TRELLIS G	0	100	7	4	28.00	SF	35.00	35.00	100	2014	2014	3	71	696	
8	0855	CONC PAVER	0	100	0	0	3,140.00	SF	7.00	7.00	100	2014	2014	3	94	20,661	
9	0855	CONC PAVER	0	100	0	0	356.00	SF	7.00	7.00	100	2014	2014	3	94	2,342	
10	0861	POOL GUNIT	0	100	0	0	575.00	SF	170.00	170.00	100	2014	2014	3	71	69,403	

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY
1	000120	C	RES OCEAN	100		R-1	75.00	400.00	75.00	FF	3	1.18	1.18	19,000.00	22,420.00	1,681,500			
2	000120	C	RES OCEAN	100		R-1	50.00	400.00	50.00	FF	3	1.18	1.18	19,000.00	22,420.00	1,121,000			

NASSAU COUNTY PROPERTY										PAGE 1 of 2									
VALUATION SUMMARY										2									
VALUATION BY										STANDARD									
Tax Group: 2										Tax Dist:									
BUILDING MARKET VALUE										1,774,958									
TOTAL MARKET OB/XF VALUE										127,267									
TOTAL LAND VALUE - MARKET										2,802,500									
TOTAL MARKET VALUE										4,704,725									
SOH/AGL Deduction										1,655,909									
ASSESSED VALUE										3,048,816									
TOTAL EXEMPTION VALUE										50,722									
BASE TAXABLE VALUE										2,998,094									
TOTAL JUST VALUE										4,704,725									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										4,259,931									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132048	SWIM POOL	45,000	08/30/2013
20131523	NEW CONSTR	25,000	07/01/2013
20131249	NEW CONSTR	1,800,000	06/04/2013
20130745	DEMOLITION	12,000	04/09/2013
20101959	H/AC	3,500	11/12/2010
20101244	REPAIR/RRF	2,000	07/29/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2142/1469	8/25/2017	QC	U	I	11	100	
GRANTOR: SAITOW KENNETH M							
GRANTEE: SAITOW KENNETH M &							
2142/1466	8/25/2017	WD	U	I	30	2,250,000	
GRANTOR: SAITOW PROPERTIES LLC							
GRANTEE: SAITOW KENNETH M							

BUILDING NOTES									

BUILDING DIMENSIONS									
UOP=[YR=2014] W17 S19 W17 S5 FOP=[YR=2014] W18 N22 W18 S22 BAS=[YR=2014] W19 S7 FGR=[YR=2014] S24E12 N24 W12\$ E12 S31 FGR=[YR=2014] S23 E25 N5 FOP=[YR=2014] E8 UOP=[YR=2014] S6 E11 N6 W11\$ E19 N7 W9 N2 W9 S2 W9 S7\$ N7 W2 N7 E2 N4 W25\$ E25 S4 W2 S7 E11 N2 E9 S2 E9 S12 E25 N44 UOP=[YR=2014] N17 W5 S17 E5\$ W34 N6 W18 N6 W18 N5\$ S5 E18 S6 E18 S6 E29 N17 W29\$ E34 N24 \$ PTR=E20 UAT=[YR=2014] E24 FUS=[YR=2014] N20 E6 S8 E5 N8 E8 S12 E34 S37 W7 FOP=[YR=2014] S18 W18 N18 W28 BAL=[YR=2014] W19 N17 E19 S17\$ N11 E28 S6 E18 S5\$ N5 W18 N6 W28 N18\$ S12 W24 N12\$ W20\$ PTR=E25 S60 FAT=[YR=2014] S5 W4 S14 E7 N7 E9 N12 W12\$ N60 W25\$.									

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REVIEW DATE	08/20/2019	BY	DJA	Total Acres: 0.00	Total Land Value: 2,802,500	Market: 0	Agricultural: 0	Common: 2,802,500	PRINTED 07/30/2025 BY SYS
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