

BLOCK 6 LOTS 14 15 16 &
E35 FT OF LOTS 17 18 19
IN OR 2173/436

BARTELT ERIC & FRANCES E
3820 SOUTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1680-0006-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

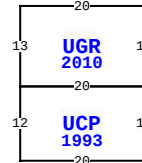
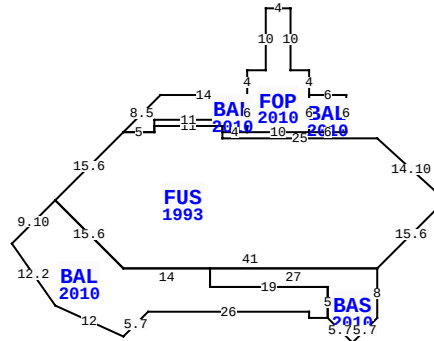
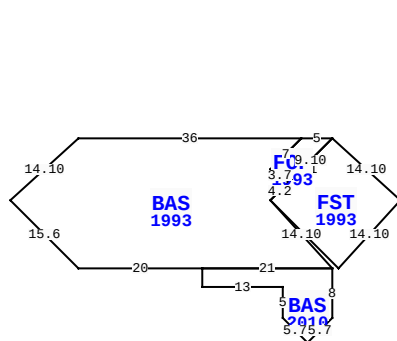
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	36	15	2010	5	729
BAL	80	15	2010	12	1,748
BAL	399	15	2010	60	8,738
BAS	842	100	1993	842	122,622
BAS	119	100	2010	119	17,330
BAS	137	100	2010	137	19,952
FOP	30	30	1993	9	1,311
FOP	140	30	2010	42	6,116
FST	221	55	1993	122	17,767
FUS	1,125	100	1993	1,125	163,837
TOTALS	3,629			2,638	384,179

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1242	WD DECK A	0 100	0	0	118.00	SF	10.00	10.00
2	0811	CONCRETE B	0 100	0	0	246.00	SF	5.20	5.20
3	0851	PATIO STON	0 100	26	4	104.00	SF	0.75	0.75
4	0850	PEBBLE WLK	0 100	0	0	1,284.00	SF	3.50	3.50
5	1242	WD DECK A	0 100	0	0	352.00	SF	10.00	10.00

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	75.00	400.00	75.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,638	114.5000	180.91	477,241	1973	1985	0	0	0 19.50	80.50
1 SFR CUST - 100% - 2005				Heated Area: 2223				HX Base Yr 2005			



** This building has 12 Sub-Areas

3820 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/07/2025 MLU

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					384,179				
TOTAL MARKET OB/XF VALUE					7,146				
TOTAL LAND VALUE - MARKET					1,681,500				
TOTAL MARKET VALUE					2,072,825				
SOH/AGL Deduction					1,122,065				
ASSESSED VALUE					950,760				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					900,038				
TOTAL JUST VALUE					2,072,825				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,834,682				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072121	OTHER	5,000	11/27/2007
20072122	ELEC OTHER	5,000	11/27/2007
20071195	H/AC	4,000	06/27/2007
20070281	ADDITION	51,842	02/16/2007
7226	REPAIR/RRF	4,500	07/28/1992
6225	REPAIR/RRF	300	10/23/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2173/0436	1/22/2018	QC	U	I	11	73,700
GRANTOR: BARTELT ERIC						
GRANTEE: BARTELT ERIC & FRAN						
1258/0604	9/10/2004	QC	Q	I	06	320,000
GRANTOR: NEAMAN SUSAN E &						
GRANTEE: BARTELT ERIC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1993] U10 L11 FOP=[YR=1993] W5 BAS=[YR=1993] W36 D10 L11 D11 R11 E20 BAS=[YR=2010] S3E13S5 D4 R4 U4 R4 N8 W21\$ E21 U11 L10 U3 R3 U2 L3 U5 R5 \$ D5 L5 D2 R3 U7 R7 \$ D10 L10 D11 R11 U11 R10 \$ PTR= E20 FUS=[YR=1993] U11 R11 BAL=[YR=2010] U6 R6 E14 FOP=[YR=2010] N4E3N10E4S10 E3S4 BAL=[YR=2010] E6S6W6N6\$ S6W10 N6\$ S6W4N2W11S2W5\$ E5N1E11S2 E25 D10 R11 D11 L11 BAS=[YR=2010] S8 D4 L4 U4 L4 BAL=[YR=2010] W3N1W26 D4 L4 U5 L11 U10 L7 R7 U7 D11 R11 E14 S3 E19 S5\$ N5 W19 N3 E27\$ W41 U11 L11 \$ W20\$ PTR= E25 S40 UGR=[YR=2010] E20S13 UCP=[YR=1993] S12 W20 N12 E20\$ W20 N13\$ N40 W25\$.									