

BLOCK 7 LOTS 14 15 16 & E 35
FT OF 17 18 19
IN OR 725/1875

CATION WANDA S
3910 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1680-0007-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

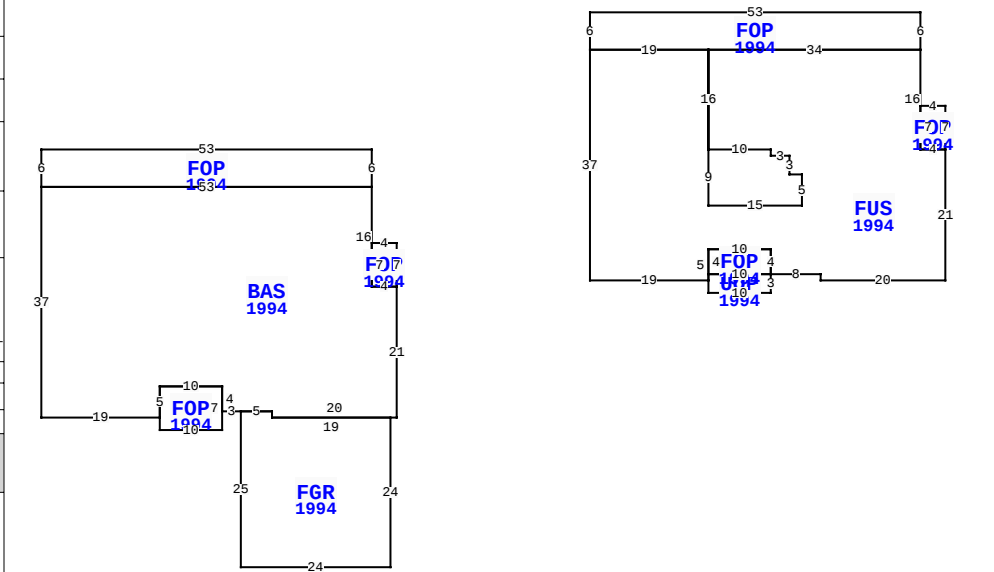
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,987	100	1994	1,987	319,090
FGR	581	55	1994	320	51,389
FOP	28	30	1994	8	1,285
FOP	28	30	1994	8	1,285
FOP	40	30	1994	12	1,927
FOP	70	30	1994	21	3,372
FOP	318	30	1994	95	15,256
FOP	318	30	1994	95	15,256
FUS	1,863	100	1994	1,863	299,177
UOP	30	20	1994	6	963
TOTALS	5,263			4,415	708,999

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,483.00	SF	4.00
2	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00
3	0810	CONCRETE A	0	100	14	4	56.00	SF	6.50
4	0857	SANDSTONE/	0	100	0	0	815.00	SF	8.00
5	0825	BRICK	0	100	0	0	216.00	SF	12.50
6	0462	ST/AL FNC	0	100	124	4	496.00	SF	10.00
7	1126	CB/STC 8"	0	100	0	0	1,038.00	SF	8.00
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

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	4,415	116.1600	183.53	810,285	1994	1999		0	0	12.50
1 SFR CUST - 100% - 1998						Heated Area: 3850			HX Base Yr 1998		



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

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	0812	CONCRETE C	0	100	0	0	1,483.00	SF	4.00	4.00	100	1994	1994	3	66	3,915	
2	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	1994	1994	3	20	7,650	
3	0810	CONCRETE A	0	100	14	4	56.00	SF	6.50	6.50	100	1994	1994	3	66	240	
4	0857	SANDSTONE/	0	100	0	0	815.00	SF	8.00	8.00	100	1994	1994	3	89	5,803	
5	0825	BRICK	0	100	0	0	216.00	SF	12.50	12.50	100	1994	1994	3	89	2,403	
6	0462	ST/AL FNC	0	100	124	4	496.00	SF	10.00	10.00	100	2000	2000	3	27	1,339	
7	1126	CB/STC 8"	0	100	0	0	1,038.00	SF	8.00	8.00	100	1994	1994	3	66	5,481	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	

TOTAL OB/XF										29,421							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000120	C	RES OCEAN	100		R-1	75.00	400.00	75.00	FF	3	1.18	1.00	1.18	19,000.00	22,420.00	1,681,500

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		708,999	
TOTAL MARKET OB/XF VALUE		29,421	
TOTAL LAND VALUE - MARKET		1,681,500	
TOTAL MARKET VALUE		2,419,920	
SOH/AGL Deduction		1,478,781	
ASSESSED VALUE		941,139	
TOTAL EXEMPTION VALUE		HX HB WX	55,722
BASE TAXABLE VALUE		885,417	
TOTAL JUST VALUE		2,419,920	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,167,134	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121587	SPRYINSU	6,200	08/06/2012
8260	NEW CONSTR	298,500	04/14/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0725/1875	3/17/1995	WD	Q	V	01	100	
GRANTOR: CATION ROBERT L							
GRANTEE: CATION WANDA S							
0668/1114	10/19/1992	WD	U	V		223,000	
GRANTOR: KELLY FRANK & LAWSON							
GRANTEE: CATION ROBERT L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1994] W53 S6 BAS=[YR=1994] S37 E19 FOP=[YR=1994] S2 E10 N7 W10 S5\$ N5 E10 S4 E3 FGR=[YR=1994] S25 E24 N24 W19 N1 W5\$ E5 S1 E20 N21 FOP=[YR=1994] N7 W4 S7 E4\$ W4 N16 W53\$ E53 N6\$ PTR=E54 FUS=[YR=1994] N16 FOP=[YR=1994] W19 N6 E53 S6 W34 \$ W19 S37 E19 UOP=[YR=1994] S2 E10 N3 FOP=[YR=1994] N4 W10 S4 E10 \$ W10 S1 \$ N5 E10 S4 E8 S1 E20 N21 FOP=[YR=1994] N7 W4 S7 E4 \$ W4 N16 W34 S16 E10 S1 E3 S3 E2 S5 W15 N9 \$ W54 \$.									