

BLOCK 8 LOTS 9 THRU 12 &
E35 FT OF LOTS 21 THRU 24
SEAVIEW SUB PB 1/7

SJUGGERUD FAMILY TRUST/SJUGGERUD STEPHEN D TRUSTEE
3980 S FLETCHER AVE
FERNANDINA BEACH, FL 32034-4371

2025

00-00-31-1680-0008-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	1053.00	

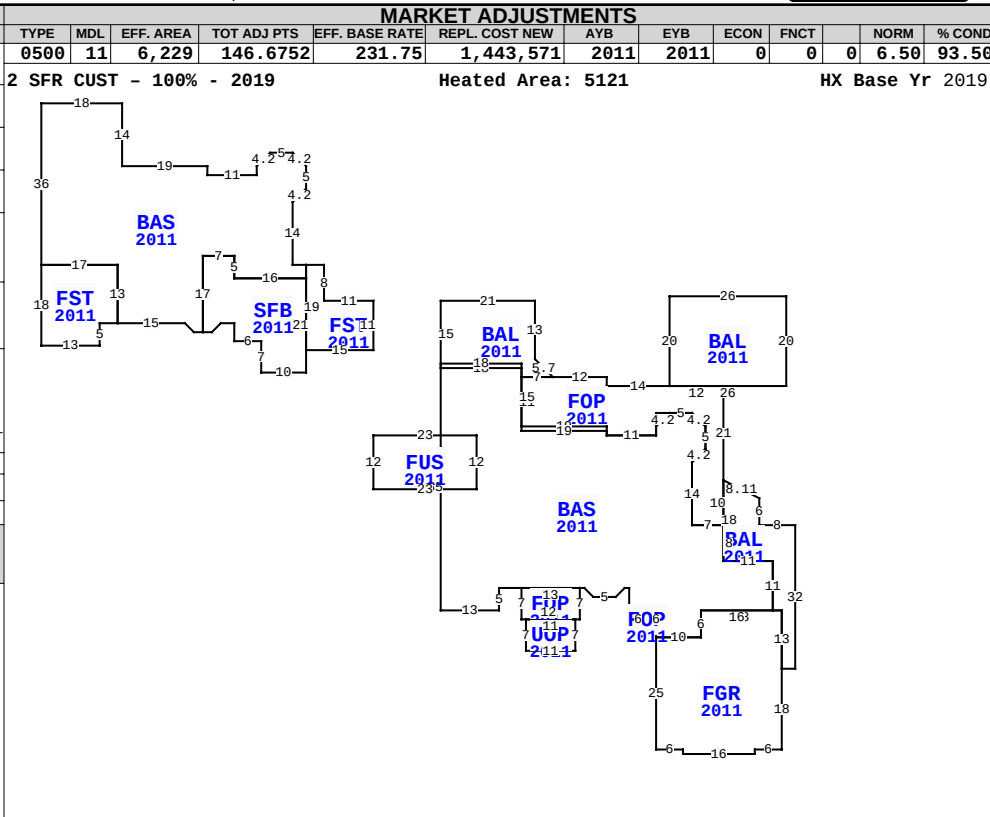
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	286	15	2011	43	9,317
BAL	329	15	2011	49	10,618
BAL	520	15	2011	78	16,902
BAS	1,793	100	2011	1,793	388,519
BAS	2,728	100	2011	2,728	591,120
FGR	824	55	2011	453	98,159
FOP	24	30	2011	7	1,517
FOP	91	30	2011	27	5,850
FOP	571	30	2011	171	37,053
FST	197	55	2011	108	23,402
TOTALS	8,407			6,229	1,349,739

EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2011	2011	3	94	6,580	
2	0811	CONCRETE B	0	100	0	0	2,253.00	SF	5.20	5.20	100	2011	2011	3	91	10,661	
3	1126	CB/STC 8"	0	100	0	0	878.00	SF	16.00	16.00	100	2011	2011	3	91	12,784	
4	1126	CB/STC 8"	0	100	109	0	763.00	SF	8.00	8.00	100	2011	2011	3	91	5,555	
5	0819	CONC 12"	0	100	0	0	617.00	SF	9.50	9.50	100	2011	2011	3	91	5,334	
6	0855	CONC PAVER	0	100	9	5	45.00	SF	10.00	10.00	100	2011	2011	3	91	410	
7	0861	POOL GUNIT	0	100	0	0	352.00	SF	127.50	127.50	100	2011	2011	3	60	26,928	
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2011	2011	3	45	450	
9	0416	DUNEWALKS	0	100	0	0	1,367.00	SF	21.00	21.00	100	2012	2012	3	50	14,354	

LAND DESCRIPTION			TOTAL OB/XF 83,056														
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	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 05/12/2019 BY KBA



** This building has 14 Sub-Areas

3980 S FLETCHER AVE, FERNANDINA BEACH

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2.00	UT	3,500.00	3,500.00	100	2011	2011	3	94	6,580	
2,253.00	SF	5.20	5.20	100	2011	2011	3	91	10,661	
878.00	SF	16.00	16.00	100	2011	2011	3	91	12,784	
763.00	SF	8.00	8.00	100	2011	2011	3	91	5,555	
617.00	SF	9.50	9.50	100	2011	2011	3	91	5,334	
45.00	SF	10.00	10.00	100	2011	2011	3	91	410	
352.00	SF	127.50	127.50	100	2011	2011	3	60	26,928	
1.00	UT	1,000.00	1,000.00	100	2011	2011	3	45	450	
1,367.00	SF	21.00	21.00	100	2012	2012	3	50	14,354	

TOTAL OB/XF 83,056														
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
1	000120	C	RES OCEAN	100		R-1	100.00	400.00	100.00	FF	3	1.18	1.00	1.18

Total Acres: 0.00 Total Land Value: 2,242,000 Market: 0 Agricultural: 0 Common: 2,242,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				1,349,739	
TOTAL MARKET OB/XF VALUE				83,056	
TOTAL LAND VALUE - MARKET				2,242,000	
TOTAL MARKET VALUE				3,674,795	
SOH/AGL Deduction				1,010,971	
ASSESSED VALUE				2,663,824	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				2,613,102	
TOTAL JUST VALUE				3,674,795	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				3,321,932	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121760	BRFIXT	1,000	08/28/2012
20120748	DUNEWALK	33,000	04/27/2012
20111912	SPRINKLER	3,750	10/24/2011
20111510	ELEC OTHER	12,000	09/01/2011
20102089	NEW CONSTR	1,095	12/07/2010
20101792	H/AC	20,000	10/18/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2677/1336	11/03/2023	SW	U	I	11
GRANTOR: SJUGGERUD STEPHEN D &					
GRANTEE: SJUGGERUD FAMILY TR					
1526/1413	9/24/2007	TD	U	I	07
GRANTOR: FERREIRA ROBERTS & TH					
GRANTEE: SJUGGERUD STEPHEN D					

BUILDING NOTES

FST=[YR=2011] W11N9W4BAS=[YR=2011] W3N14 U3 R3 N5 U3 L3 W5 D3 L3 S2W11N2 W19N14W18S36FST=[YR=2011] S18E13N5E4 N13W17S17S13E15 D2 R2 E2 SFB=[YR=2011] E2 U2 R2 E3S4E6S7E10N21 W16N5W7S17N17E7S5E16N3S19E15 N11SPTR=E15BAL=[YR=2011] E21S13 D4 R4 FOP=[YR=2011] E12S2E14BAL=[YR=2011] N20 E26S20W26S12S21BAL=[YR=2011] D4 R8 S6E8S32W3FGR=[YR=2011] S18W6S1W16N1 W6N25BAS=[YR=2011] N1FOP=[YR=2011] W4N6E4 S6N6W6N4W1 D2 L2 W5 U2 L2 W1 FOP=[YR=2011] S7W1UOP=[YR=2011] S7W11N7E11 \$W12N7E13\$W18S5W13N5S5E18S15E19 S1E11N2 U3 R3 E5 D3 R3 S5 D3 L3 S14E7S8E11S11W16S6W10S10N6E18 S13S13W21N11W11N18S510W7N14 U3 R3 N5 U3 L3

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