

**LENNON REAL ESTATE INVESTMENTS LLC/
3391 S FLETCHER AVE
FERNANDINA BEACH, FL 32034**

00-00-31-1680-0010-0140

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

16 WD FR STUC 100
04 WOOD TRUSS 100
04 BUILT-UP 100
05 DRYWALL 100
14 CARPET 60
13 LVT/LAMNT 40
01 FIN.SUSPD 100
03 CENTRAL 100
04 AIR DUCTED 100
9 100
02 WOOD FRAME 100

10 100
12 100
1. 1. 100
0 100
02 DIST FB 100
00 OWNER OCC 100

03 Quality Level 03
1700 OFFICE BUILDINGS
MKT AREA 01
1060.00
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
BAS 3,200 100 1993 3,200 177,859
FOP 240 30 1993 72 4,002
TOTALS 3,440 3,272 181,860

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

1701043,27289.9080126.32413,319197519850056.0044.00

1 OFFICE - 0% - 0Heated Area: 3200HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE181,860

TOTAL MARKET OB/XF VALUE67,580

TOTAL LAND VALUE - MARKET287,500

TOTAL MARKET VALUE536,940

SOH/AGL Deduction0

ASSESSED VALUE536,940

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE536,940

TOTAL JUST VALUE536,940

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE551,129

PERMIT NUMDESCRIPTIONAMTISSUED

20140442SIGNS6,23903/06/2014

20121021H/AC3,00006/06/2012

20091255H/AC3,00009/17/2009

20081841ELEC OTHER2,80012/23/2008

20081826OTHER3,00012/17/2008

20081800REMODEL38,50012/10/2008

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2189/03864/09/2018WDQI01547,500

GRANTOR:MARGIN OF ERROR LLC

GRANTEE:LENNON REAL ESTATE

1593/007711/10/2008WDQI01537,500

GRANTOR:WATSON WILLIAM A JR

GRANTEE:MARGIN OF ERROR LLC

BLD DATE07/12/2019KK

XF DATE07/12/2019KK

LGL DATE07/12/2019KK

INC DATE

07/12/2019KK

EXTRA FEATURES

3391 S FLETCHER AVE, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10971ST LGHT OV00001.00UT1,555.001,555.00100201020103761,182

20978SECURTY LT00002.00UT450.00450.0010020102010376684

30402CONC BUMPE000019.00UT25.0025.0010020182018398466

40855CONC PAVER00006,657.00SF10.0010.001002018201839764,573

50801ASPHALT A0000304.00SF3.003.0010020152015374675

LAND DESCRIPTION

TOTAL OB/XF67,580

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001700C1STORY OFF00006C-10.000.0011,500.00SF1.001.001.0025.0025.00287,500

REVIEW DATE07/12/2019BYKK

Total Acres: 0.00Total Land Value: 287,500Market: 0Agricultural: 0Common: 287,500PRINTED 07/30/2025 BY SYS