

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY VALUATION SUMMARY									
Exterior Wall 05 AVERAGE 100										0100 01 935 125.2800 125.28 117,137 1972 1980 0 0 0 18.25 81.75										Tax Group: 2 Tax Dist: STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 0% - 2024 Heated Area: 880 HX Base Yr										BUILDING MARKET VALUE 555,674									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 5,199									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 994,556									
Interior Floo 12 HARDWOOD 100																				TOTAL MARKET VALUE 1,555,429									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 63,509									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 1,491,920									
Bedrooms 2 100																				TOTAL EXEMPTION VALUE 0									
Bathrooms 2 100																				BASE TAXABLE VALUE 1,491,920									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 1,555,429									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
BUD8 Adjustme 02 DIST FB 100																				PREVIOUS YEAR MKT VALUE 1,356,291									
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
DOR CODE 0800MULTI-FAMILY																													
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 1059.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 880 100 1993 880 90,126																													
DCK 80 10 1993 8 819																													
DCK 110 10 2003 11 1,127																													
FOP 120 30 1993 36 3,687																													
TOTALS 1,190 935 95,759																													
EXTRA FEATURES										3473 S FLETCHER AV, FERNANDINA BEACH																			
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 0810 CONCRETE A 0 0 20 8 160.00 SF 6.50 6.50 100 1984 1984 3 41 426																													
2 1242 WD DECK A 0 0 9 8 72.00 SF 10.00 10.00 100 1984 1984 3 20 144																													
3 0940 SHEDS/PORT 0 0 8 10 80.00 SF 30.00 30.00 100 1984 1984 3 20 480																													
4 0812 CONCRETE C 0 0 0 0 1,055.00 SF 4.00 4.00 100 2001 2001 3 79 3,334																													
5 0810 CONCRETE A 0 0 0 0 105.00 SF 6.50 6.50 100 2001 2001 3 79 539																													
6 0801 ASPHALT A 0 0 9 12 108.00 SF 3.00 3.00 100 1990 1990 3 50 162																													
7 1242 WD DECK A 0 0 0 0 57.00 SF 10.00 10.00 100 2002 2002 3 20 114																													
LAND DESCRIPTION										TOTAL OB/XF 5,199																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000800 C MULTI-FAMILY 0 R-3 75.00 125.00 75.00 FF 1 1.09 1.00 1.19 7,500.00 8,910.75 668,306																													
2 000800 C MULTI-FAMILY 0 R-3 75.00 100.00 75.00 FF 1 1.00 1.00 0.58 7,500.00 4,350.00 326,250																													
REVIEW DATE 04/03/2024 BY KBA										Total Acres: 0.00 Total Land Value: 994,556 Market: 0 Agricultural: 0 Common: 994,556										PRINTED 07/30/2025 BY SYS									

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

10ABOVE AVG 50

Exterior Wall

17CB STUCCO 50

Roof Structure

03GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floo

11CLAY TILE 50

Interior Floo

14CARPET 50

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

6100

Bathrooms

7.5100

Frame Stories
Units

02WOOD FRAME 100
2.2.100
0100

Occupancy

00NONE 100

Quality

03Quality Level 03

DOR CODE

0800MULTI-FAMILY

MAP NUM

MKT AREA01

NEIGHBORHOOD/LOC

1059.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS

1,834

100

2001

1,834

226,621

FOP

29

30

2001

9

1,112

FOP

29

30

2001

9

1,112

FOP

29

30

2001

9

1,112

FUS

1,838

100

2001

1,838

227,116

PTO

140

5

2001

7

865

PTO

150

5

2001

8

989

PTO

160

5

2001

8

989

TOTALS

4,209

3,722

459,915

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSTUNITYPED TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE

04/03/2024

BY

KBA

Total Acres:

0.00

Total Land Value:

994,556

Market:

0

Agricultural:

0

Common:

994,556

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

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

2800

01

3,722

107.1000

139.23

518,214

2001

2001

0

0

11.25

88.75

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE555,674

TOTAL MARKET OB/XF VALUE5,199

TOTAL LAND VALUE - MARKET994,556

TOTAL MARKET VALUE1,555,429

SOH/AGL Deduction63,509

ASSESSED VALUE1,491,920

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE1,491,920

TOTAL JUST VALUE1,555,429

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE1,356,291

SALES DATA

OFF RECORD NumberDATETYPEINSTQU I V I RSN CD SALE PRICE

2621/1813

2/27/2023

QC

U

I

11

100

GRANTOR: STURGES DANIEL DAVID

GRANTEE: PARK BENCH INVESTME

2502/1453

10/05/2021

QC

U

I

11

100

GRANTOR: STURGES NANCY A REV T

GRANTEE: STURGES DANIEL DAVI

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2001] W16 S4 PTO=[YR=2001] W14 PTO=[YR=2001] N4
W15 S10 BAS=[YR=2001] S40 FOP=[YR=2001] S5 E6 N4 W1 N1 W5 \$
E5 S1 E10 S4 E9 FOP=[YR=2001] S4 E6 N5 W5 S1 W1 \$ E1 N1 E5
N3 E9 FOP=[YR=2001] S4 E6 N5 W5 S1 W1 \$ E1 N1 E5 N40 W16 S4
W14 N4 W15 \$ E15 N6 \$ S10 E14 N10 \$ S6 E16 N10 \$ PTR= E15
FUS=[YR=2001] E15 S4 E14 N4 E16 S40 W5 S1 W10 S3 W5 S1 W11
N4 W9 N1 W5 N40 \$ W15 \$.

Diagram showing building footprint with dimensions and area calculations.

Heated Area: 3672

HX Base Yr

Labels include: PTO 2001, BAS 2001, FOP 2001, FUS 2001.