

DILLER BENJAMIN N & ASHLEY B
3543 S FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

00-00-31-1680-0012-0110

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

05AVERAGE 50

15CONC BLOCK 50

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

11CLAY TILE 50

14CARPET 50

03CENTRAL 100

04AIR DUCTED 100

4100

2.5100

02WOOD FRAME 100

2.100

0100

02DIST FB 100

00NONE 100

03Quality Level 03

0100SINGLE FAMILY

MKT AREA01

1059.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,00810019931,008133,106

FOP186301993567,394

FUS1,00810019931,008133,106

STR641020246792

UGR96045199343257,046

UOP120201993243,169

UOP154202024314,093

TOTALS3,5002,565338,706

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

0500012,565

TOT ADJ PTS104.6400

EFF. BASE RATE165.33

REPL. COST NEW424,071

AYB1970

EYB1980

ECON0

FNCT0

NORM0

% COND20.13

79.87

Heated Area: 2016

HX Base Yr 2017

BAS
1993

UGR
1993

FUS
1993

FOP
1993

STR
2024

UOP
1993

UOP
2024

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE338,706

TOTAL MARKET OB/XF VALUE12,833

TOTAL LAND VALUE - MARKET568,069

TOTAL MARKET VALUE919,608

SOH/AGL Deduction366,101

ASSESSED VALUE553,507

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE502,785

TOTAL JUST VALUE919,608

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE805,883

PERMIT NUMDESCRIPTIONAMTISSUED

2025-0805ADD 992-H OVER GA346,00001/31/2025

2023-0300DECK/STRS R/R06/14/2023

20121259WTR PIPE2,40006/26/2012

20070426REPAIR/RRF3,00003/12/2007

20051106REMODEL1,00001/25/2005

B033580REPAIR/RRF4,00007/29/2003

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUME / RSNSALE PRICE

2074/04899/23/2016WDQI01585,000

GRANTOR:RAFALKO-WILSON KAREN

GRANTEE:DILLER BENJAMIN N &

1485/08283/15/2007WDIQI01100

GRANTOR:WILSON JAMES D & KARE

GRANTEE:WILSON JAMES D & KA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-24,0] W24 S42 E24 N42 \$

FUS=[YR=1993;ORIG=51,-4] S40 S2 W24 N22 N20 E24 \$

UGR=[YR=1993;ORIG=0,0] W24 S40 E24 N40 \$

FOP=[YR=1993;ORIG=51,36] E3 S8 W30 N6 E27 N2 \$

UOP=[YR=2024;ORIG=27,16] W7 S22 E4 E3 N22 \$

UOP=[YR=1993;ORIG=-48,42] S5 E24 N5 W24 \$

STR=[YR=2024;ORIG=24,38] W4 S10 E10 N4 W6 N6 \$

PTR=[ORIG=0,0] E15 W15 \$

EXTRA FEATURES

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

10812CONCRETE C010052221,237.00SF4.004.00100198019803301,484

20845KOOl DECK0100001,073.00SF7.257.25100198419843413,189

30861POOL GUNIT010000480.00SF85.0085.00100198019803208,160

TOTAL OB/XF12,833

LAND DESCRIPTION

LNUSE CLSLAND USE CAPRDLOC FRONTDEPTHTOT LND UTSPDPTHFACT% TOTADJUNITPRICEADJ UNITPRICELANDVALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100R-175.00125.0075.00FF11.091.001.017,500.007,574.25568,069

REVIEW DATE07/17/2025BYHS

Total Acres: 0.00Total Land Value: 568,069Market: 0Agricultural: 0Common: 568,069PRINTED 07/30/2025 BY SYS