

BLOCK 13 LOTS 13 & 14
IN OR 910/229
& PT ABANDONED R/W

LAUGHINGHOUSE MYRTICE FAYE
3645 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1680-0013-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE 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	1,260	100	1993	1,260	209,353
BAS	152	100	2021	152	25,255
FGR	1,139	55	1993	626	104,012
FOP	240	30	1993	72	11,963
FOP	132	30	2021	40	6,646
FSP	132	40	2021	53	8,806
FST	121	55	1993	67	11,132
FST	152	55	2021	84	13,957
UOP	104	20	1999	21	3,489
TOTALS	3,432			2,375	394,613

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,393.00	SF	4.00
2	0810	CONCRETE A	0	100	0	0	278.00	SF	6.50
3	1123	CB 8"	0	100	0	0	347.00	SF	6.15
4	0476	VF 6 SBPL	0	100	0	0	94.00	LF	32.00
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	50.00	125.00	50.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,375	119.5000	188.81	448,424	1993	2000		0	0	12.00
1 SFR CUST - 100% - 2000											
Heated Area: 1412											
HX Base Yr 2000											

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UOP 1999

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FOP 1993

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FST 1993

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FOP 2021

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	50.00	125.00	50.00

REVIEW DATE 12/07/2021 BY DJ Total Acres: 0.00 Total Land Value: 445,538 Market: 0 Agricultural: 0 Common: 445,538 PRINTED 07/30/2025 BY SYS