

BLOCK 14 LOTS 1 2 3 & 4
& PT OF WITHLOCOCHEE AVE
SEAVIEW SUB PB 1/7

SPANNER JACK C & KATHLEEN T
3669 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1680-0014-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	5 100
Frame	02	WOOD FRAME 100
Stories	3	3. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1059.00	

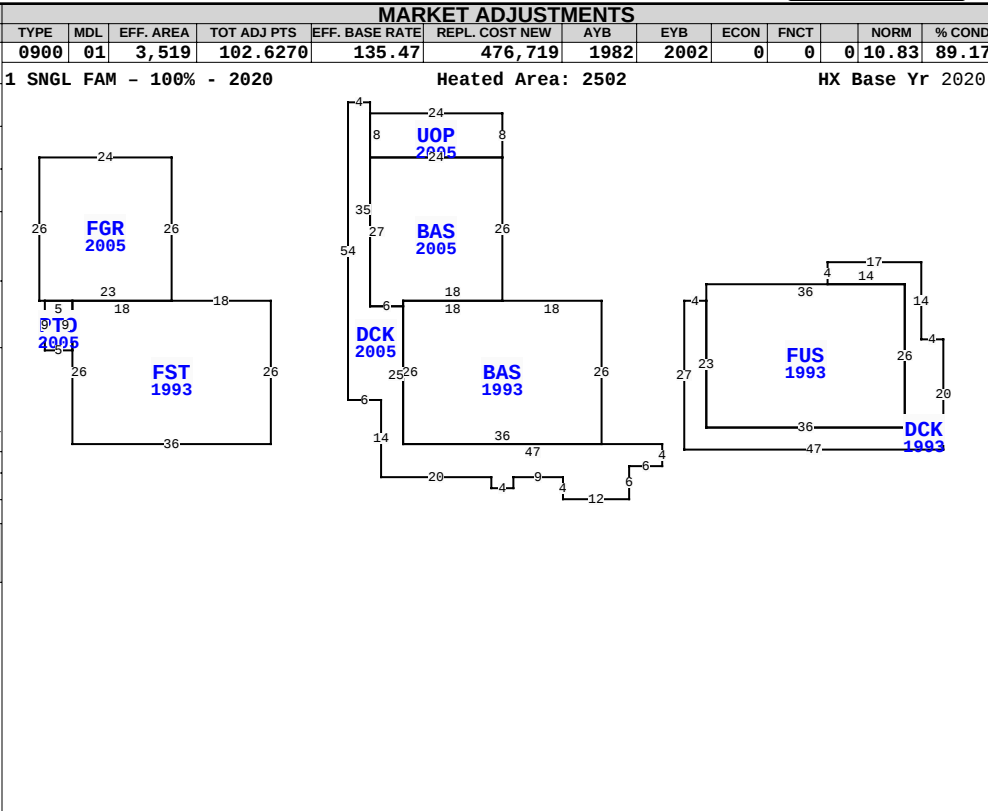
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	1993	936	113,068
BAS	630	100	2005	630	76,103
DCK	490	10	1993	49	5,919
DCK	700	10	2005	70	8,456
FGR	624	55	2005	343	41,434
FST	936	55	1993	515	62,211
FUS	936	100	1993	936	113,068
PTO	45	5	2005	2	242
UOP	192	20	2005	38	4,590
TOTALS	5,489			3,519	425,090

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

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	0812	CONCRETE C	0	100	0	0		1,432.00	SF	4.00				2,005	
2	0811	CONCRETE B	0	100	0	0		970.00	SF	5.20				4,237	
3	0861	POOL GUNIT	0	100	0	0		307.00	SF	85.00				9,394	
4	0845	KOOL DECK	0	100	0	0		919.00	SF	7.25				5,597	
5	0479	VF PICKET	0	100	0	0		245.00	LF	10.00				1,568	
6	0475	VF 4 SBPL	0	100	0	0		4.00	LF	14.00				36	
7	0476	VF 6 SBPL	0	100	0	0		11.00	LF	32.00				225	
8	1126	CB/STC 8"	0	100	0	0		38.00	SF	8.00				234	
9	0830	FLAGSTONE	0	100	0	0		24.00	SF	12.00				242	
10	1126	CB/STC 8"	0	100	0	0		235.00	SF	8.00				1,579	

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	100.00	125.00	100.00

REVIEW DATE 05/12/2019 BY KBA



3669 S FLETCHER AVE, FERNANDINA BEACH

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	100.00	125.00	100.00

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	100.00	125.00	100.00

Total Acres: 0.00 Total Land Value: 623,775 Market: 0 Agricultural: 0 Common: 623,775

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	425,090								
TOTAL MARKET OB/XF VALUE	26,710								
TOTAL LAND VALUE - MARKET	623,775								
TOTAL MARKET VALUE	1,075,575								
SOH/AGL Deduction	371,944								
ASSESSED VALUE	703,631								
TOTAL EXEMPTION VALUE	50,722								
BASE TAXABLE VALUE	652,909								
TOTAL JUST VALUE	1,075,575								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	948,796								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111880	REPL DECK	5,000	10/18/2011
20081445	REPAIR/RRF	3,816	09/15/2008
20051077	XFOB	4,000	01/20/2005
20042058	SWIM POOL	40,000	11/03/2004
20041755	GAS	1,000	09/29/2004
B041385	NEW CONSTR	60,000	07/29/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2268/1868	4/15/2019	WD	Q	I	01	712,500	
GRANTOR: BLACKWELDER TAMMY J &							
GRANTEE: SPANNER JACK C & KA							
2189/0256	4/09/2018	WD	Q	I	01	610,000	
GRANTOR: WILLIAMS GRETCHEN LIV							
GRANTEE: MOUER TAMMY J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W18 BAS=[YR=2005] N26 UOP=[YR=2005] N8 W24 DCK=[YR=2005] N2 W4 S54 E6 S14 E20 S2 E4 N2 E9 S4 E12 N6 E6 N4 W47 N25 W6 N35 \$ S8 E24 \$ W24 S27 E6 N1 E18 \$ W18 S26 E36 N26 \$ PTR= E15 DCK=[YR=1993] E4 FUS=[YR=1993] N3 E36 S26 W36 N23 \$ S23 E36 N26 W14 N4 E17 S14 E4 S20 W47 N27 \$ W15\$ PTR= W60 FST=[YR=1993] W18 FGR=[YR=2005] N26 W24 S26 E1 PTO=[YR=2005] S9 E5 N9 W5 \$ E23\$ W18 S26 E36 N26 \$ E60 \$.									

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	100.00	125.00	100.00

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										2		
ELEMENT		CD	CONSTRUCTION						TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY																			
																							VALUATION BY										STANDARD									
																							Tax Group: 2										Tax Dist:									
																							BUILDING MARKET VALUE										425,090									
																							TOTAL MARKET OB/XF VALUE										26,710									
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