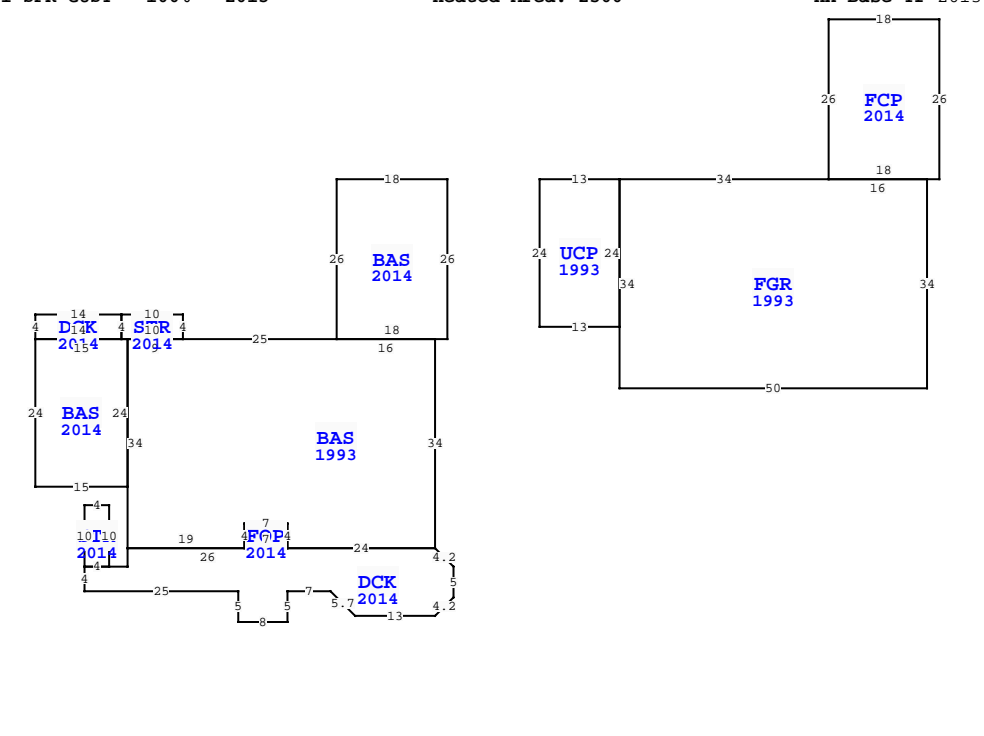


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,686	94.5000	149.31	550,357	1981	1995	0	0	14.50	85.50

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			470,555
TOTAL MARKET OB/XF VALUE			10,325
TOTAL LAND VALUE - MARKET			694,875
TOTAL MARKET VALUE			1,175,755
SOH/AGL Deduction			648,368
ASSESSED VALUE			527,387
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			476,665
TOTAL JUST VALUE			1,175,755
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,034,246



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	1,672	100	1993	1,672	213,447
BAS	360	100	2014	360	45,958
BAS	468	100	2014	468	59,745
DCK	56	10	2014	6	766
DCK	502	10	2014	50	6,383
FCP	468	25	2014	117	14,936
FGR	1,700	55	1993	935	119,362
FOP	28	30	2014	8	1,021
STR	40	10	2014	4	510
STR	40	10	2014	4	510
TOTALS	5,646			3,686	470,555

** This building has 11 Sub-Areas
3929 S FLETCHER AVE, FERNANDINA BEACH
BLD DATE: 05/07/2025 MLU
LGL DATE: 05/07/2025 MLU
AG DATE: 05/07/2025 MLU

EXTRA FEATURES																
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	0811	CONCRETE B	0	100	0	1,750.00	SF	5.20	5.20	100	2014	2014	3	94	8,554	
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	46.5	930	
3	1122	CB 6"	0	100	6	153.00	SF	5.85	5.85	100	2014	2014	3	94	841	

LAND DESCRIPTION												TOTAL OB/XF				10,325								
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	000100	C	RES	100		R-1	100.00	125.00	100.00	FF	1	1.09	1.00	0.93	7,500.00	6,948.75	694,875							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131918	REMODEL	125,000	08/15/2013
20130711	WINDOWS	17,600	04/05/2013
20101413	OTHER	3,000	08/24/2010
20010580	REPAIR/RRF	5,000	04/03/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE	Q	V	RSN	SALE PRICE
1830/1427	12/18/2012	WD	U	I	37	300,000

GRANTOR: ENTZMINGER JOYCE P
GRANTEE: CONNIE E DIGNUM TRU
0280/0363 12/01/1978 WD Q V 15,000
GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2014] W18 S26 BAS=[YR=1993] W25 STR=[YR=2014] N4 W10
DCK=[YR=2014] W14 S4 BAS=[YR=2014] S24 E15 N24 W15\$ E14 N4\$
S4 E10\$ W9 S34 DCK=[YR=2014] S3 W3 STR=[YR=2014] N10 W4 S10
E4\$ W4 S4 E25 S5 E8 N5 E7 D4 R4 E13 U3 R3 N5 U3 L3 W24
FOP=[YR=2014] W7 N4 E7 S4\$ W26\$ E19 N4 E7 S4 E24 N34 W16\$
E18 N26\$ PTR=E15 UCP=[YR=1993] E13 FGR=[YR=1993] E34
FCP=[YR=2014] E18 N26 W18 S26\$ E16 S34 W50 N34\$ S24 W13 N24\$
W15\$.