

CLERMONT FAMILY REV TRUST/CLERMONT STEPHEN J TRUST
3000 S FLETCHER AVE APT A
FERNANDINA BEACH, FL 32034

00-00-31-1720-0001-0111

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 05 AVERAGE 100										0320 11 2,029 130.1832 130.18 264,135 1995 1995 0 0 14.25 85.75										Tax Group: 2 Tax Dist:									
Roof Structure 03 GABLE/HIP 100										1 TOWNHOUSE - 100% - 2021 Heated Area: 1814 HX Base Yr 2021										BUILDING MARKET VALUE 226,496									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 8,518									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 617,500									
Interior Floor 14 CARPET 80																				TOTAL MARKET VALUE 852,514									
Interior Floor 08 SHT VINYL 20																				SOH/AGL Deduction 125,253									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 727,261									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms 3 100																				BASE TAXABLE VALUE 676,539									
Bathrooms 3 100																				TOTAL JUST VALUE 852,514									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 2. 2. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 761,398									
Quality 02 Quality Level 02																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				20101927 REPAIR/RRF 7,200 11/05/2010									
MAP NUM MKT AREA 01																				B958869 NEW CONSTR 200,000 02/15/1995									
NEIGHBORHOOD/LOC 1052.00																				B958807 DEMOLITION 3,500 01/26/1995									
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																				B958816 DEMOLITION 3,500 01/26/1995									
BAS 1,005 100 1995 1,005 112,188																													
FGR 288 55 1995 158 17,637																													
FOP 88 30 1995 26 2,903																													
FUS 809 100 1995 809 90,308																													
PTO 24 5 1995 1 111																													
UOP 75 20 1995 15 1,675																													
UOP 75 20 1995 15 1,675																													
TOTALS 2,364 2,029 226,496																													
EXTRA FEATURES										3000 S FLETCHER AVE A, FERNANDINA BEACH										BLD DATE LGL DATE									
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																				05/07/2025 MLU									
1 0812 CONCRETE C 0 100 0 0 1,311.00 SF 4.00 4.00 100 1995 1995 3 68 3,566																													
2 0810 CONCRETE A 0 100 17 5 85.00 SF 6.50 6.50 100 1995 1995 3 68 376																													
3 0845 KOOL DECK 0 100 0 0 450.00 SF 7.25 7.25 100 1995 1995 3 68 2,219																													
4 0861 POOL GUNIT 0 100 0 0 80.00 SF 85.00 85.00 100 1995 1995 3 20 1,360																													
5 0845 KOOL DECK 0 100 0 0 170.00 SF 7.25 7.25 100 1995 1995 3 68 838																													
6 0415 BEACHWALK 0 100 0 0 133.00 SF 5.75 5.75 100 1995 1995 3 20 153																													
7 1242 WD DECK A 0 100 0 0 3.00 SF 10.00 10.00 100 1995 1995 3 20 6																													
LAND DESCRIPTION										TOTAL OB/XF 8,518																			
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 000120 C RES OCEAN 100 R-3 25.00 350.00 25.00 FF 1.00 1.00 1.30 19,000.00 24,700.00 617,500																													
REVIEW DATE 01/14/2021 BY KBA										Total Acres: 0.00 Total Land Value: 617,500 Market: 0 Agricultural: 0 Common: 617,500										PRINTED 07/30/2025 BY SYS									