BLOCK 1 N1/2 LOT 12
IN OR 809/868
SOUTH BEACH PB 3/11

RAWLS SAMUEL TIMOTHY & ROBIN B
3008 S FLETCHER AVE #A
FERNANDINA BEACH, FL 32034

2025

00-00-31-1720-0001-0121

BUILDING CHARACTERISTICS

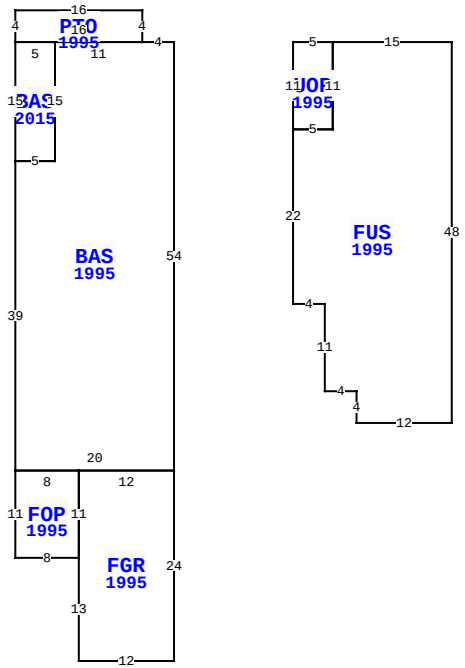
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,005	100	1995	1,005	117,591
BAS	75	100	2015	75	8,776
FGR	288	55	1995	158	18,487
FOP	88	30	1995	26	3,042
FUS	829	100	1995	829	96,998
PTO	64	5	1995	3	351
UOP	55	20	1995	11	1,287
TOTALS	2,404			2,107	246,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,107	136.4513	136.45	287,500	1995	1995	0	0	0	14.25	85.75

1 TOWNHOUSE – 100% - 2016 Heated Area: 1909 HX Base Yr 2016



3008 S FLETCHER AVE A, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		246,531
TOTAL MARKET OB/XF VALUE		8,899
TOTAL LAND VALUE - MARKET		617,500
TOTAL MARKET VALUE		872,930
SOH/AGL Deduction		314,990
ASSESSED VALUE		557,940
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		507,218
TOTAL JUST VALUE		872,930
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		780,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150399	ADDITION	21,000	02/15/2015
20110952	REPAIR/RRF	6,800	06/13/2011
B958911	SWIM POOL	13,000	02/28/1995
B958868	NEW CONSTR	200,000	02/15/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0809/0868	10/10/1997	WD	Q	I		250,000
GRANTOR: JUMP JEFFREY SCOTT &						
GRANTEE: RAWLS SAMUEL TIMOTH						
0734/1520	7/25/1995	WD	Q	I		229,900
GRANTOR: RANDY PARR CONSTRUCTI						
GRANTEE: JUMP JEFFREY SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W4 PTO=[YR=1995] N4 W16 S4 BAS=[YR=2015] S15 E5 N15 W5 $ E16 $ W11 S15W5 S39 FOP=[YR=1995] S11 E8 FGR=[YR=1995] S13 E12 N24 W12 S11 $ N11 W8 $E20 N54 $ PTR= E15 UOP=[YR=1995] E5 FUS=[YR=1995] E15 S48 W12 N4 W4 N11 W4 N22 E5 N11 $ S11 W5 N11 $ W15 $.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0811	CONCRETE B	0	100	0	0	858.00	SF	5.20	5.20	100	1995	1995	3	68	3,034	
3	0810	CONCRETE A	0	100	17	5	85.00	SF	6.50	6.50	100	1995	1995	3	68	376	
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	0820	WOOD WALK	0	100	0	0	133.00	SF	11.75	11.75	100	1995	1995	3	40	625	
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 8,899

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 03/26/2020 BY DJA Total Acres: 0.00 Total Land Value: 617,500 Market: 0 Agricultural: 0 Common: 617,500 PRINTED 07/30/2025 BY SYS