

FREMONT EILEEN
130 CARNOUSTIE WAY
MEDIA, PA 19063

00-00-31-1720-0001-0140

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										STANDARD									
Exterior Wall 05 AVERAGE 100										0320 11 2,028 134.8843 134.88 273,537 1994 1994 0 0 14.75 85.25										VALUATION BY STANDARD									
Roof Structure 03 GABLE/HIP 100										1 TOWNHOUSE - 0% - 2025 Heated Area: 1814 HX Base Yr										Tax Group: 2 Tax Dist:									
Roof Cover 05 COMP SHNGL 100																				BUILDING MARKET VALUE 233,190									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 8,700									
Interior Floor 14 CARPET 70																				TOTAL LAND VALUE - MARKET 617,500									
Interior Floor 11 CLAY TILE 30																				TOTAL MARKET VALUE 859,390									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 0									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 859,390									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE 0									
Bathrooms 3 100																				BASE TAXABLE VALUE 859,390									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 859,390									
Stories 2. 2. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE 767,977									
Quality 02 Quality Level 02																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				20121031 ROOF 3,850 06/07/2012									
MAP NUM MKT AREA 01																				20062081 REPAIR/RRF 2,400 09/11/2006									
NEIGHBORHOOD/LOC 1052.00																				B948516 SWIM POOL 13,000 08/23/1994									
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																				B948422 NEW CONSTR 129,660 07/07/1994									
BAS 1,005 100 1994 1,005 115,560																													
FGR 288 55 1994 158 18,168																													
FOP 72 30 1994 22 2,529																													
FUS 809 100 1994 809 93,023																													
PTO 85 5 1994 4 460																													
UOP 75 20 1994 15 1,725																													
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TOTALS 2,409 2,028 233,190																													
EXTRA FEATURES										3024 S FLETCHER AVE B, FERNANDINA BEACH										BLD DATE LGL DATE 05/07/2025 MLU									
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 0504 FP-ELECTRI 0 0 0 0 1.00 UT 2,000.00 2,000.00 100 1994 1994 3 74 1,480																													
2 0812 CONCRETE C 0 0 0 0 1,004.00 SF 4.00 4.00 100 1994 1994 3 66 2,651																													
3 0810 CONCRETE A 0 0 20 5 100.00 SF 6.50 6.50 100 1994 1994 3 66 429																													
4 0845 KOOL DECK 0 0 0 0 170.00 SF 7.25 7.25 100 1994 1994 3 66 813																													
5 0861 POOL GUNIT 0 0 0 0 119.00 SF 85.00 85.00 100 1994 1994 3 20 2,023																													
6 0845 KOOL DECK 0 0 0 0 223.00 SF 7.25 7.25 100 1994 1994 3 66 1,067																													
7 0415 BEACHWALK 0 0 0 0 197.00 SF 5.75 5.75 100 1994 1994 3 20 227																													
8 1242 WD DECK A 0 0 0 0 5.00 SF 10.00 10.00 100 1994 1994 3 20 10																													
LAND DESCRIPTION										TOTAL OB/XF 8,700																			
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 0 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 617,500 Market: 0 Agricultural: 0 Common: 617,500 PRINTED 07/30/2025 BY SYS																													