BLOCK 2 LOT 7
IN OR 2360/1614
SOUTH BEACH SUB PB 3/11

3100 SOUTH FLETCHER LLC
3100 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1720-0002-0070

BUILDING CHARACTERISTICS

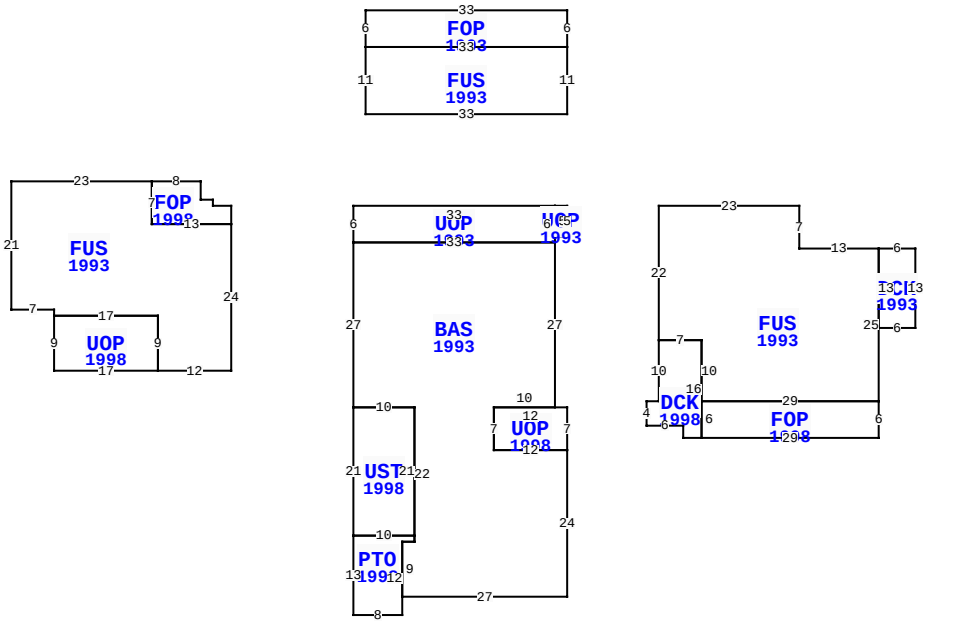
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		8 100
Bathrooms		7.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-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	1,600	100	1993	1,600	125,529
DCK	78	10	1993	8	628
DCK	112	10	1998	11	863
FOP	198	30	1993	59	4,629
FOP	73	30	1998	22	1,726
FOP	174	30	1998	52	4,080
FUS	363	100	1993	363	28,479
FUS	802	100	1993	802	62,921
FUS	991	100	1993	991	77,749
PTO	106	5	1998	5	393
TOTALS	5,152			4,097	321,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2801	01	4,097	101.9920	128.51	526,505	1950	1950	0	0	0	38.95	61.05

1 QUAD PLEX - 0% - 0 Heated Area: 3756 HX Base Yr



** This building has 15 Sub-Areas

3100 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	321,431
TOTAL MARKET OB/XF VALUE	11,395
TOTAL LAND VALUE - MARKET	950,000
TOTAL MARKET VALUE	1,282,826
SOH/AGL Deduction	29,861
ASSESSED VALUE	1,252,965
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,252,965
TOTAL JUST VALUE	1,282,826
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,145,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200319	REMODEL	65,000	06/12/2020
B984091	REPAIR/RRF	1,000	08/05/1998
B972229	ADDITION	4,000	11/06/1997
B9734	REMODEL	28,000	08/29/1997
7534B	REPAIR/RRF	2,300	02/10/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2360/1614	5/12/2020	WD	Q	I	01	1,050,000
GRANTOR: GIRTON FELECIA H & KA						
GRANTEE: 3100 SOUTH FLETCHER						
0780/1415	12/27/1996	WD	Q	I		132,800
GRANTOR: ONE SOUTH ASSOCIATES						
GRANTEE: GIRTON FELECIA H &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W2 UOP=[YR=1993] W33 S6 BAS=[YR=1993] S27 UST=[YR=1998] S21 PTO=[YR=1998] S13 E8 N12 E2 N1 W10$ E10 N21 W10$ E10 S22 W2 S9 E27 N24 UOP=[YR=1998] N7 W12 S7 E12$ W12 N7 E10 N27 W33$ E33 N6$ S5 E2 N5$ PTR=E15 FUS=[YR=1993] E23 S7 E13 DCK=[YR=1993] E6 S13 W6 N13$ S25 FOP=[YR=1998] S6 W29 DCK=[YR=1998] W3 N2 W6 N4 E2 N10 E7 S16$ N6 E29$ W29 N10 W7 N22$ W15$PTR=N15 FUS=[YR=1993] N11 FOP=[YR=1993] N6 W33 S6 E33$ W33 S11 E33$ S15$ PTR=W55 FOP=[YR=1998] W3 N1 W2 N3 W8 FUS=[YR=1993] W23 S21 E7 S1 UOP=[YR=1998] S9 E17 N9 W17$ E17 S9 E12 N24 W13 N7$ S7 E13 N3$ E55$.

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	0810	CONCRETE A	0	0	0	0	1,218.00	SF	6.50	6.50	100	1960	1960	3	20	1,583	
2	0415	BEACHWALK	0	0	151	3	547.00	SF	5.75	5.75	100	1980	1980	3	20	629	
3	1242	WD DECK A	0	0	29	24	696.00	SF	8.50	8.50	100	1980	1980	3	20	1,183	
4	0855	CONC PAVER	0	0	0	0	800.00	SF	10.00	10.00	100	2024	2023		100	8,000	

LAND DESCRIPTION

TOTAL OB/XF 11,395

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	0		R-3	50.00	350.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000							

REVIEW DATE 06/07/2024 BY KBA Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS