BLOCK 2 S1/2 OF LOT 9
IN OR 2254/519
DECLARATION OF CVNTS &

BATCHELOR LIVING TRUST/BATCHELOR MARI JO TRUSTEE
3116-B S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1720-0002-0092

BUILDING CHARACTERISTICS

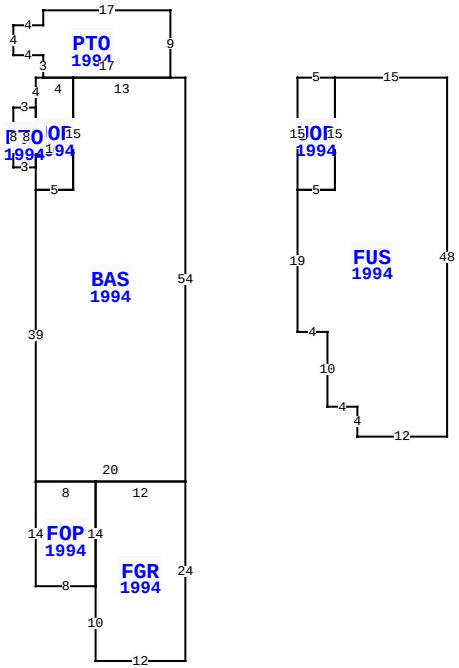
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
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	1994	1,005	162,146
FGR	288	55	1994	158	25,492
FOP	112	30	1994	34	5,486
FUS	813	100	1994	813	131,168
PTO	24	5	1994	1	162
PTO	169	5	1994	8	1,291
UOP	75	20	1994	15	2,421
UOP	75	20	1994	15	2,421
TOTALS	2,561			2,049	330,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,049	188.7000	188.70	386,646	1994	1994	0	0	0	14.50	85.50

1 TOWNHOUSE - 100% - 2020 Heated Area: 1818 HX Base Yr 2020



3116 S FLETCHER AVE B, 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		330,582
TOTAL MARKET OB/XF VALUE		8,026
TOTAL LAND VALUE - MARKET		617,500
TOTAL MARKET VALUE		956,108
SOH/AGL Deduction		312,928
ASSESSED VALUE		643,180
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		592,458
TOTAL JUST VALUE		956,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		860,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081583	REPAIR/RRF	2,000	10/16/2008
20062661	REMODEL	500	12/04/2006
20062191	REMODEL	800	09/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2254/0519	1/19/2019	WD	U	I	11	100
GRANTOR: BATCHELOR PAUL F & MA						
GRANTEE: BATCHELOR LIVING TR						
2234/1009	10/29/2018	WD	Q	I	01	775,000
GRANTOR: NTL ENTERPRISES LLC						
GRANTEE: BATCHELOR PAUL F &						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,060.00	SF	4.00	4.00	100	1994	1994	3	66	2,798	
2	0810	CONCRETE A	0	100	14	5	70.00	SF	6.50	6.50	100	1994	1994	3	66	300	
3	0845	KOOL DECK	0	100	0	0	205.00	SF	7.25	7.25	100	1994	1994	3	66	981	
4	0861	POOL GUNIT	0	100	0	0	115.00	SF	85.00	85.00	100	1994	1994	3	20	1,955	
5	0820	WOOD WALK	0	100	0	0	221.00	SF	11.75	11.75	100	1994	1994	3	40	1,039	
6	1242	WD DECK A	0	100	0	0	14.00	SF	10.00	10.00	100	1994	1994	3	20	28	
7	0415	BEACHWALK	0	100	0	0	221.00	SF	5.75	5.75	100	1994	1994	3	20	254	
8	0810	CONCRETE A	0	100	0	0	28.00	SF	6.50	6.50	100	2003	2003	3	82	149	
9	1271	H-SHUTR LC	0	100	0	0	43.00	UT	45.00	45.00	100	2007	2007	3	27	522	

BUILDING DIMENSIONS

BAS=[YR=1994] W2 PTO=[YR=1994] N9 W17 S2 W4 S4 E4 S3 UOP=[YR=1994] W1 S4 PTO=[YR=1994] W3 S8 E3 N8$ S11 E5 N15 W4$ E17$ W13 S15 W5 S39 FOP=[YR=1994] S14 E8 FGR=[YR=1994] S10 E12 N24 W12 S14$ N14 W8$ E20 N54$ PTR=E15 UOP=[YR=1994] E5 FUS=[YR=1994] E15 S48 W12 N4 W4 N10 W4 N19 E5 N15$ S15 W5 N15$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 8,026

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 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