

BLOCK 5 LOT 8
IN OR 2467/30
(EX S-15 OF TRACT A)

EX S-4

3105 S FLETCHER FB LLC
3100 S FLECTCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1720-0005-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
---------	--	----------	----

NEIGHBORHOOD/LOC	1059.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	1993	780	74,660
HXB	780	100	1993	780	74,660
HXP	256	30	1993	77	7,370
STR	36	10	1993	4	383
UOP	256	20	1993	51	4,882

TOTALS	2,108			1,692	161,955
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0510	GARAGE WD-	0	0	16	20	320.00	SF	70.00	70.00	100
2	0810	CONCRETE A	0	0	15	4	60.00	SF	6.50	6.50	100
3	1242	WD DECK A	0	0	6	6	36.00	SF	10.00	10.00	100
4	0861	POOL GUNIT	0	0	0	0	364.00	SF	85.00	85.00	100
5	0855	CONC PAVER	0	0	0	0	524.00	SF	10.00	10.00	100
6	0462	ST/AL FNC	0	0	0	0	570.00	SF	10.00	10.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000800	C	MULTI-FAMILY	0		R-3	50.00	100.00	50.00	FF	1

REVIEW DATE	06/07/2024	BY	KBA
-------------	------------	----	-----

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2700	01	1,692	91.5000	120.78	204,360	1955	1990		0	0	20.75	79.25	
1 DUPLEX - 0% - 0													
Heated Area: 1560													
HX Base Yr													

3105 S FLETCHER AVE, FERNANDINA BEACH	
---------------------------------------	--

TOTAL OB/XF													
39,392													

TOTAL OB/XF													
39,392													

Market:	0
---------	---

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		161,955	
TOTAL MARKET OB/XF VALUE		39,392	
TOTAL LAND VALUE - MARKET		375,000	
TOTAL MARKET VALUE		576,347	
SOH/AGL Deduction		20,953	
ASSESSED VALUE		555,394	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		555,394	
TOTAL JUST VALUE		576,347	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		504,904	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173463	SWIM POOL	28,400	11/06/2017
20173241	MTLR00F	20,000	10/23/2017
20111326	XFOB	1,000	08/08/2011
20102028	XFOB	800	11/29/2010
20091223	GAS	350	09/14/2009
20091063	H/AC	50	08/13/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2467/0030	5/28/2021	WD	Q	I	01	708,500	
GRANTOR: 3105 SOUTH FLETCHER L							
GRANTEE: 3105 S FLETCHER FB							
2146/0942	9/08/2017	QC	U	I	11	100	
GRANTOR: MORAN CHRISTOPHER EDW							
GRANTEE: 3105 SOUTH FLETCHER							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W30 S26 E5 UOP=[YR=1993] S8 E29N14 W4 S6 W25 \$ E25 N26 \$ PTR=E20 HXB=[YR=1993] E30 S8 STR=[YR=1993] E3 S12 HXP=[YR=1993] E1 S14 W29 N8 E25 N6 E3 \$ W3 N12\$ S18 W30 N26 \$ W20 \$.											