



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1044.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	991	100	2019	991	165,871
FGR	601	55	2019	331	55,402
FOP	42	30	2019	13	2,176
FOP	502	30	2019	151	25,274
FOP	502	30	2019	151	25,274
FUS	1,529	100	2019	1,529	255,920
STP	26	10	2019	3	502
STR	42	10	2019	4	670
STR	63	10	2019	6	1,004
TOTALS	4,298			3,179	532,092

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	464.00	SF	10.00
2	0861	POOL GUNIT	0	0	0	0	233.00	SF	85.00
3	0855	CONC PAVER	0	0	0	0	363.00	SF	10.00
4	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00
5	1126	CB/STC 8"	0	0	0	0	311.00	SF	8.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R-3	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,179	108.3760	171.23	544,340	2019	2019	0	0	2.25	97.75
1 SFR CUST - 0% - 0 Heated Area: 2520 HX Base Yr											

3261 S FLETCHER AV, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/06/2025 MLU									

TOTAL OB/XF									
29,305									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R-3	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					532,092				
TOTAL MARKET OB/XF VALUE					29,305				
TOTAL LAND VALUE - MARKET					350,000				
TOTAL MARKET VALUE					911,397				
SOH/AGL Deduction					10,759				
ASSESSED VALUE					900,638				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					900,638				
TOTAL JUST VALUE					911,397				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					837,821				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182499	SWIM POOL	34,000	07/13/2018
20180522	NEW CONSTR	347,217	02/14/2018

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			

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

BUILDING DIMENSIONS									
FOP=[YR=2019] W15 STP=[YR=2019] W13 S2 E13 N2\$ S2 W13 N2 W16 S12 BAS=[YR=2019] S27 STR=[YR=2019] S6 E7 N6 W7\$ E7 S6 E5 FOP=[YR=2019] S7 E6 FGR=[YR=2019] E26 N26 W4 S3 W19 S3 W3 S20\$ N7 W6 \$ E6 N13 E3 N3 E19 N3 E4 N14 W44\$ E44 N12\$ PTR=E15 FOP=[YR=2019] E16 S2 E13 N2 E15 S12 FUS=[YR=2019] S40 W20 N7 W17 STR=[YR=2019] W7 N9 E7 S9\$ N9 W7 N24 E44\$ W44 N12\$ W15\$.									