

LOT 348-A
F/N/A PT LOTS 3-5 & S 12.5 FT
OF ADJ R/W STRATHMORE PLACE

FETCHERO-BENDIXEN WYNONA ANN/BENDIXEN JAMES J
348 S FLETCHER AVENUE #A
FERNANDINA BEACH, FL 32034

2025

00-00-31-179D-348A-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 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		2 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	2.5	2.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1092.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100	1993	72	7,976
FCP	481	25	1993	120	13,292
FOP	60	30	1993	18	1,993
FST	171	55	1993	94	10,412
FUS	439	100	1993	439	48,627
FUS	944	100	1993	944	104,565

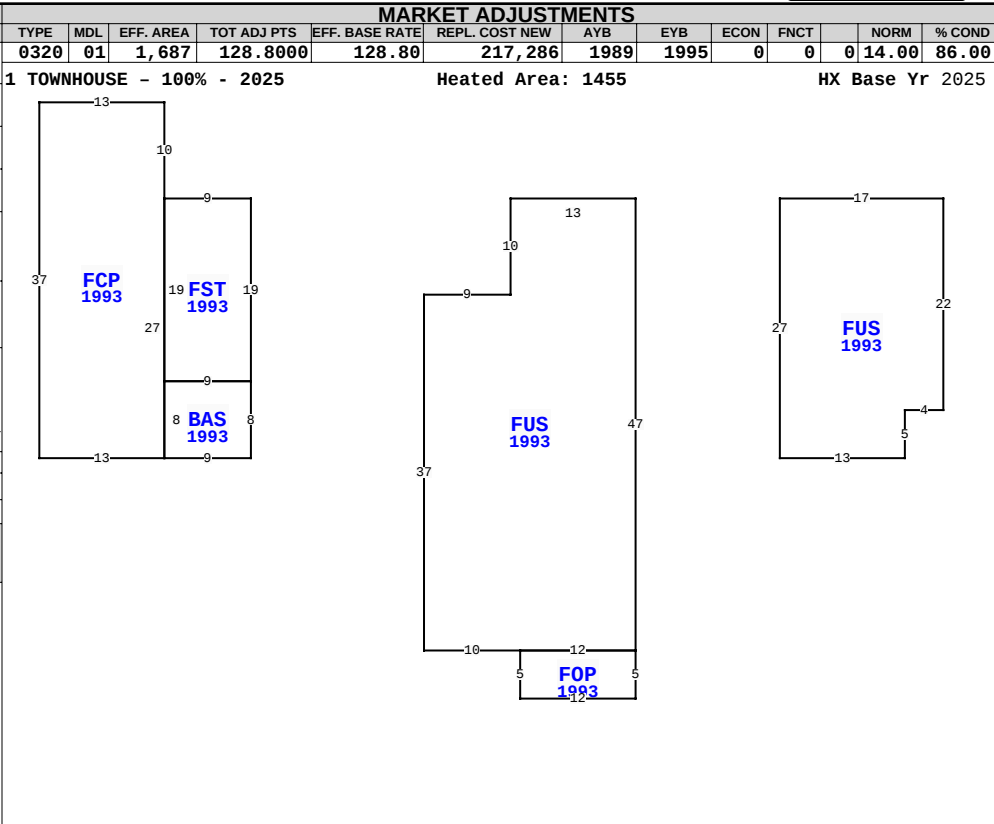
TOTALS	2,167			1,687	186,866
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EXTRA FEATURES

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	0416	DUNEWALKS	0	100	1	292			15.00	100	1988	1988	3	20	876	
2	0810	CONCRETE A	0	100	0	0			6.50	100	1988	1988	3	52	3,279	
3	0810	CONCRETE A	0	100	5	9			6.50	100	1988	1988	3	52	152	
4	1242	WD DECK A	0	100	5	11			10.00	100	1988	1988	3	20	110	
5	1242	WD DECK A	0	100	2	28			10.00	100	1988	1988	3	20	112	
6	1241	WD DECK G	0	100	1	292			11.50	100	1988	1988	3	20	672	
7	1242	WD DECK A	0	100	11	14			10.00	100	1988	1988	3	20	308	
8	1241	WD DECK G	0	100	8	13			15.53	100	1988	1988	3	20	323	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	R-3	30.00	200.00	30.63	FF		1.00	1.00	1.20	18,000.00	21,600.00	661,608							



348 S FLETCHER AVE	A, FERNANDINA BEACH	BLD DATE		LGL DATE	03/11/2025	DC
		XF DATE		LAND DATE		
		INC DATE		AG DATE		

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
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TOTAL OB/XF

5,832															
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NASSAU COUNTY PROPERTY																PAGE 1 of 1							
VALUATION SUMMARY																2							
VALUATION BY																STANDARD							
Tax Group: 2																Tax Dist:							
BUILDING MARKET VALUE																186,866							
TOTAL MARKET OB/XF VALUE																5,832							
TOTAL LAND VALUE - MARKET																661,608							
TOTAL MARKET VALUE																854,306							
SOH/AGL Deduction																80,437							
ASSESSED VALUE																773,869							
TOTAL EXEMPTION VALUE																50,722							
BASE TAXABLE VALUE																723,147							
TOTAL JUST VALUE																854,306							
NCON VALUE																0							
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE																689,945							

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2714/122	5/06/2024	WD	Q	I	01	900,000
GRANTOR: BAILEY JIM G						
GRANTEE: FETCHERO-BENDIXEN W						
0949/0014	9/12/2000	WD	Q	I		300,000
GRANTOR: EUNICE CECIL						
GRANTEE: BAILEY JIM G						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=1993] W13 S10 W9 S37 E10 FOP=[YR=1993] S5 E12 N5
W12 \$ E12 N47 \$ PTR= E15 FUS=[YR=1993] E17 S22 W4 S5 W13 N27
\$ W15 \$ PTR= W40 FST=[YR=1993] W9 FCP=[YR=1993] N10 W13 S37
E13 BAS=[YR=1993] E9 N8 W9 S8 \$ N27 \$ S19 E9 N19 \$ E40 \$.