

KIENLE PHILIP R L/E/GREINER-KIENLE DEBORAH J L/E
3500 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-102P-0003-0020

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 100
Roof Structure08IRREGULAR 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floor12HARDWOOD 80
Interior Floor15HARTILE 20
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
Bathrooms
Frame02WOOD FRAME 100

Stories Units1.51.5 100
 0 100
Occupancy00NONE 100

Quality06Quality Level 06
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1031.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,89110020001,891323,164
FDG63060200037864,599
FOP73302000223,759
FOP75302000223,759
FOP2403020007212,304
FOP49302024152,563
FUS1,07210020001,072183,200
FUS581100202458199,290

TOTALS4,6114,053692,642

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500014,053116.9872194.20787,0932000200000012.0088.00

HEATED AREA: 3544HX Base Yr

Floor Plan Diagram:
A central rectangular lot labeled BAS 2000 with dimensions 10x24x10x24x29x20x3x8x11.
To its north are two smaller lots: FDG 2000 (21x30) and FOP 2024 (7x14).
To its east are two more lots: FUS 2024 (23x30) and another FUS 2000 (14x13x13x19x24x25x5x23).

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE692,642
TOTAL MARKET OB/XF VALUE107
TOTAL LAND VALUE - MARKET300,000
TOTAL MARKET VALUE992,749
SOH/AGL Deduction0
ASSESSED VALUE992,749
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE992,749
TOTAL JUST VALUE992,749
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE1,037,490

Sales History Table:
PERMIT NUMDESCRIPTIONAMTISSUED
2023-0137FGR APART= 698HTD116,82403/23/2023
20111315OTHER1,20008/08/2011
20110370H/AC4,50003/16/2011
2002642NEW CONSTR186,00004/04/2000

SALES DATA

OFF RECORD NumberDATETYPEQU / I / VRSN CD SALE PRICE

2832/176611/03/2025LEUII11100

GRANTOR: KIENLE PHILIP R
GRANTEE: KIENLE FAMILY REVOC
1929/17017/25/2014WDQIQI02495,000
GRANTOR: COHOON DENNIE L TRUST
GRANTEE: KIENLE PHILIP R & D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=-21,35] W9 S16 S10 W24 S29 E20 E3 N5 E25 N50 W15 \$
FUS=[YR=2000;ORIG=10,61] E14 S13 E15 N13 E19 S24 W25 S5 W23 N29 \$
FDG=[YR=2000;ORIG=0,0] W21 S30 E21 N30 \$
PTR=[ORIG=0,0] S61 E10 N61 W10 \$
FOP=[YR=2000;ORIG=-30,51] W24 S10 E24 N10 \$
FOP=[YR=2000;ORIG=-21,30] S5 E15 N5 W15 \$
FOP=[YR=2000;ORIG=-34,90] S3 E11 N8 W8 S5 W3 \$
FUS=[YR=2024;ORIG=20,30] N23 E7 N7 E14 S30 W21 \$
FOP=[YR=2024;ORIG=20,0] E7 S7 W7 N7 \$

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT UNIT TYPEDTDPHF ACT% CONDDTOT ADJUNIT PRICELAND VALUEADJ UNIT PRICEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES0R-20.000.0060.00FF1.001.001.005,000.005,000.00300,000

REVIEW DATE03/06/2024BYHSTotal Acres: 0.00Total Land Value: 300,000Market: 0Agricultural: 0Common: 300,000PRINTED 07/09/2026 BY SYS