

BLOCK 4 LOTS 13 14 15 16 E35
FT OF 17 18 19 & 20 E OF A1A
IN OR 2142/1087

3652 SOUTH FLETCHER AVENUE LLC
3828 INWOOD DR
HOUSTON, TX 77019

2026

00-00-31-1680-0004-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	10	ABOVE AVG 40
Roof Structure	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,209	100	1993	2,209	267,893
BAS	77	100	2001	77	44,196
BAS	253	100	2001	253	145,214
BAS	1,002	100	2001	1,002	575,115
BAS	183	100	2008	183	105,036
FGR	576	55	2008	317	181,948
FOP	93	30	2001	28	16,071
FOP	132	30	2008	40	22,959
FOP	184	30	2008	55	31,568
FOP	187	30	2008	56	32,143
TOTALS	6,834			5,723	287,110

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	1126	CB/STC 8"	0	0	0	0	560.00	SF	8.00
3	1076	TRELLIS A	0	0	0	0	65.00	SF	7.50
5	0600	SUMMER KIT	0	0	0	0	1.00	UT	10,000.00
8	0860	POOL/SPA	0	0	0	0	1.00	UT	75,000.00
10	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	0		R-1	100.00	400.00	100.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	22	5,727	379.1238	629.35	3,604,287	1961	2007	0	0
1 SFR CUST 0% - 0 Heated Area: 5046 HX Base Yr									
BLD DATE	11/20/2008	DJ	LGL DATE						
XF DATE			LAND DATE	04/24/2026	MLU				
INC DATE			AG DATE						

3652 S FLETCHER AVE, FERNANDINA BEACH									
TOTAL OB/XF 75,832									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE			3,287,110
TOTAL MARKET OB/XF VALUE			75,832
TOTAL LAND VALUE - MARKET			2,478,000
TOTAL MARKET VALUE			5,840,942
SOH/AGL Deduction			0
ASSESSED VALUE			5,840,942
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			5,840,942
TOTAL JUST VALUE			5,840,942
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			5,451,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080520	SWIM POOL	42,000	03/31/2008
20072266	ELEC OTHER	10,000	12/19/2007
20072256	GAS	500	12/18/2007
20071841	H/AC	19,500	09/27/2007
20071215	REMODEL	1,495,000	06/28/2007
20071181	OTHER	18,700	06/26/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2142/1087	8/25/2017	WD	Q	I	01
GRANTOR: KELLY KATHRYN E					
GRANTEE: 3652 SOUTH FLETCHER					
1435/1167	8/07/2006	WD	Q	I	
GRANTOR: AULD LAND SYNE INC					
GRANTEE: KELLY KATHRYN E					

BUILDING NOTES									
BAS=[YR=2001] W7 FOP=[YR=2008] W12 BAS=[YR=2001] W23 FOP=[YR=2008] N5 W42 S5 FOP=[YR=2001] S4 BAS=[YR=2008] S7 BAS=[YR=2001] S19 W2 S21 E2 FGR=[YR=2008] S24 E24 N24 W24\$ E24 N4 BAS=[YR=1993] E18 S2 FOP=[YR=2008] S8E23 N8W8N5W7S5W8\$ E8N5E7S5 E27 N38 W60 S36\$ N36 W24\$ E25 U10 L9 W7 D3 L3 W6\$ E6 U3 R3 E7 D10 R9 N11 W25\$ E25S11E17N11\$ S11 E23 N11\$ S11 E12 N11\$ S11 E7 N11\$ PTR=E15 FUS=[YR=2008] E25 FOP=[YR=2008] N5 E17 S11 W17 N6\$ S6 E17 S20 W7 S17 W12 S6 FOP=[YR=2008] S8 W23 N8 E23\$ W23 N22 E5 N2 E10 S2 E6 N21 W6 S2 W10 N2 W5 N6\$ W15 \$.									