

BLOCK 7 LOTS 14 15 16 & E 35
FT OF 17 18 19
IN OR 725/1875

CATION WANDA S
3910 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1680-0007-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

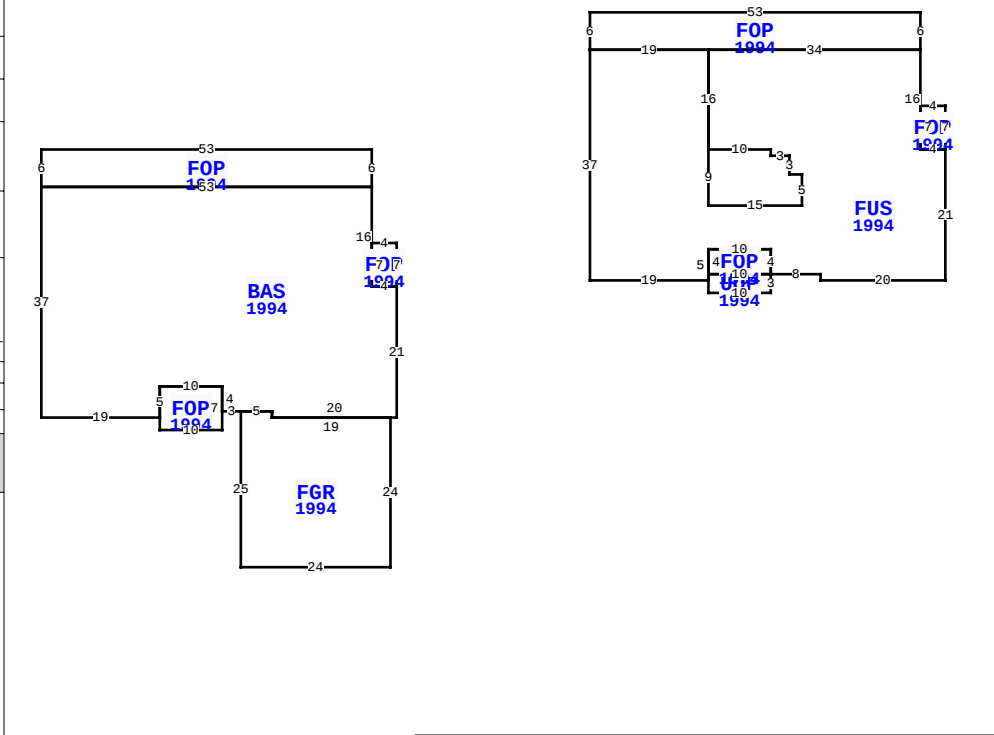
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01

NEIGHBORHOOD/LOC 1053.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,987	100	1994	1,987	333,343
FGR	581	55	1994	320	53,684
FOP	28	30	1994	8	1,342
FOP	28	30	1994	8	1,342
FOP	40	30	1994	12	2,013
FOP	70	30	1994	21	3,523
FOP	318	30	1994	95	15,938
FOP	318	30	1994	95	15,938
FUS	1,863	100	1994	1,863	312,541
UOP	30	20	1994	6	1,007
TOTALS	5,263			4,415	740,669

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00
7	1126	CB/STC 8"	0 100	0	0	1,038.00	SF	8.00	8.00
8	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

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	100		R-1	75.00	400.00	75.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	4,415	116.1600	192.83	851,344	1994	1999		0	0	13.00	87.00
1 SFR CUST			100% - 1998		Heated Area: 3850			HX Base Yr 1998				



3910 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	04/24/2026	MLU
	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
2	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	1994	1994	04	85	42,500	
7	1126	CB/STC 8"	0 100	0	0	1,038.00	SF	8.00	8.00	100	1994	1994	3	64	5,315	
8	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	

TOTAL OB/XF										50,335						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000120	C	RES OCEAN	100		R-1	75.00	400.00	75.00	FF		1.00	1.00	21,000.00	21,000.00	1,575,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		740,669			
TOTAL MARKET OB/XF VALUE		50,335			
TOTAL LAND VALUE - MARKET		1,575,000			
TOTAL MARKET VALUE		2,366,004			
SOH/AGL Deduction		1,399,454			
ASSESSED VALUE		966,550			
TOTAL EXEMPTION VALUE		56,411			HX HB WX
BASE TAXABLE VALUE		910,139			
TOTAL JUST VALUE		2,366,004			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		2,419,920			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121587	SPRYINSU	6,200	08/06/2012
8260	NEW CONSTR	298,500	04/14/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0725/1875	3/17/1995	WD	Q	V	01	100
GRANTOR: CATION ROBERT L						
GRANTEE: CATION WANDA S						
0668/1114	10/19/1992	WD	U	V		223,000
GRANTOR: KELLY FRANK & LAWSON						
GRANTEE: CATION ROBERT L						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1994] W53 S6 BAS=[YR=1994] S37 E19 FOP=[YR=1994] S2 E10 N7 W10 S5\$ N5 E10 S4 E3 FGR=[YR=1994] S25 E24 N24 W19 N1 W5\$ E5 S1 E20 N21 FOP=[YR=1994] N7 W4 S7 E4\$ W4 N16 W53\$ E53 N6\$ PTR=E54 FUS=[YR=1994] N16 FOP=[YR=1994] W19 N6 E53 S6 W34 \$ W19 S37 E19 UOP=[YR=1994] S2 E10 N3 FOP=[YR=1994] N4 W10 S4 E10 \$ W10 S1 \$ N5 E10 S4 E8 S1 E20 N21 FOP=[YR=1994] N7 W4 S7 E4 \$ W4 N16 W34 S16 E10 S1 E3 S3 E2 S5 W15 N9 \$ W54 \$.									