

**LENNON REAL ESTATE INVESTMENTS LLC/
3391 S FLETCHER AVE
FERNANDINA BEACH, FL 32034**

00-00-31-1680-0010-0140

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structure

1604WD FR STUC 100
WOOD TRUSS 100

Roof Cover
Interior Wall

0405BUILT-UP 100
DRYWALL 100

Interior Floor
Interior Floor

1403CARPET 60
LVT/LAMNT 40

Ceiling
Air Condition

0103FIN.SUSPD 100
CENTRAL 100

Heating Type
Fixtures
Frame

0409AIR DUCTED 100
100
WOOD FRAME 100

Story Height
RMS
Stories

10100
12100
1.1.100

Units
BUD8 Adjustme
Occupancy

00100
02DIST FB 100
00OWNER OCC 100

Quality

03Quality Level 03

DOR CODE

1700OFFICE BUILDINGS

MAP NUM

MKT AREA01

NEIGHBORHOOD/LOC

1060.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS3,20010019933,200176,057
FOP240301993723,961

TOTALS3,4403,272180,019

MARKET ADJUSTMENTS

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

1701043,27289.9080134.19439,070197519850059.0041.00

1 OFFICE0% - 0Heated Area: 3200HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE180,019

TOTAL MARKET OB/XF VALUE66,842

TOTAL LAND VALUE - MARKET345,000

TOTAL MARKET VALUE591,861

SOH/AGL Deduction1,227

ASSESSED VALUE590,634

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE590,634

TOTAL JUST VALUE591,861

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE536,940

PERMIT NUMDESCRIPTIONAMTISSUED

2026-0041REPLACE EXISTING11,79405/13/2026

20140442SIGNS6,23903/06/2014

20121021H/AC3,00006/06/2012

20091255H/AC3,00009/17/2009

20081841ELEC OTHER2,80012/23/2008

20081826OTHER3,00012/17/2008

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2189/03864/09/2018WDQI01547,500

GRANTOR:MARGIN OF ERROR LLC

GRANTEE:Lennon REAL ESTATE

1593/007711/10/2008WDQI01537,500

GRANTOR:WATSON WILLIAM A JR

GRANTEE:MARGIN OF ERROR LLC

BLD DATE07/12/2019KKLGL DATE05/07/2026DC

XF DATEINC DATE

LAND DATEAG DATE

EXTRA FEATURES3391 S FLETCHER AVE, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10971ST LGHT OV00001.00UT1,555.001,555.00100201020103741,151

20978SECURTY LT00002.00UT450.00450.0010020102010374666

30402CONC BUMPE000019.00UT25.0025.0010020182018397461

40855CONC PAVER00006,657.00SF10.0010.001002018201839663,907

50801ASPHALT A0000304.00SF3.003.0010020152015372657

LAND DESCRIPTIONTOTAL OB/XF66,842

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001700C1STORY OFF00006C-10.000.0011,500.00SF1.001.001.0030.0030.00345,000

REVIEW DATE01/01/2023BY CDDTotal Acres: 0.00Total Land Value: 345,000Market: 0Agricultural: 0Common: 345,000PRINTED 07/09/2026 BY SYS