LOT 1
SURF UNIT TWO-REPLAT PBK 8/269

3279 S FLETCHER AVENUE LLC
1499 EDGEWOOD AVE S
JACKSONVILLE, FL 32205

**2026**

**00-00-31-1742-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

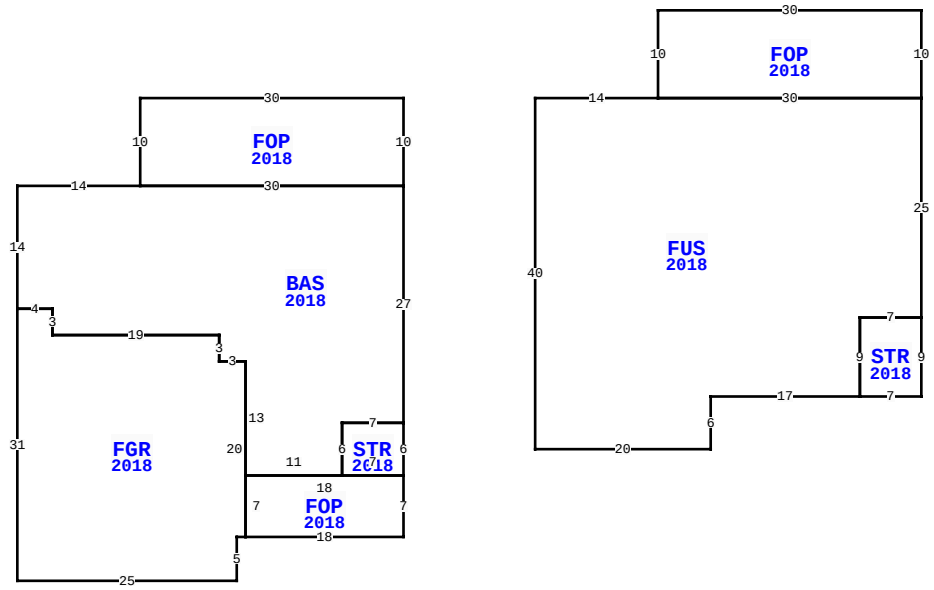
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 80 |
| Exterior Wall | 10 | ABOVE AVG 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1044.100 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 991 | 100 | 2018 | 991 | 218,726 |
| FGR | 726 | 55 | 2018 | 399 | 88,064 |
| FOP | 126 | 30 | 2018 | 38 | 8,387 |
| FOP | 300 | 30 | 2018 | 90 | 19,864 |
| FOP | 300 | 30 | 2018 | 90 | 19,864 |
| FUS | 1,553 | 100 | 2018 | 1,553 | 342,765 |
| STR | 42 | 10 | 2018 | 4 | 883 |
| STR | 63 | 10 | 2018 | 6 | 1,324 |
| TOTALS | 4,101 | | | 3,171 | 699,877 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 3,171 | 137.6375 | 228.48 | 724,510 | 2018 | 2018 | 0 | 0 | 0 | 3.40 | 96.60 |

1 SFR CUST 0% - 0 Heated Area: 2544 HX Base Yr




3279 S FLETCHER AV, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/27/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 699,877 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 385,000 |
| TOTAL MARKET VALUE | 1,084,877 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,084,877 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,084,877 |
| TOTAL JUST VALUE | 1,084,877 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,101,590 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20173202 | CO ISSUED | 0 | 10/30/2018 |
| 20173202 | NEW CONSTR | 344,852 | 10/18/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2493/0961 | 9/02/2021 | WD | Q | I | 01 | 1,200,000 |
| GRANTOR: JARVIS WALTER F JR & | | | | | | |
| GRANTEE: 3279 S FLETCHER AVE | | | | | | |
| 2221/0698 | 8/24/2018 | WD | Q | I | 01 | 694,600 |
| GRANTOR: RIVERSIDE HOMES OF NO | | | | | | |
| GRANTEE: JARVIS WALTER FLEMI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2018] W30 S10 BAS=[YR=2018] W14 S14 FGR=[YR=2018] S31 E25 N5 E1 FOP=[YR=2018] E18 N7 STR=[YR=2018] N6 W7 S6 E7$ W18 S7$ N20 W3 N3 W19 N3 W4$ E4 S3 E19 S3 E3 S13 E11 N6 E7 N27 W30$ E30 N10$ PTR= E15 FUS=[YR=2018] E14 FOP=[YR=2018] N10 E30 S10 W30$ E30 S25 STR=[YR=2018] S9 W7 N9 E7$ W7 S9 W17 S6 W20 N40$ W15$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | RES | 0 | | R-3 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 385,000.00 | 385,000.00 | 385,000 | | | | | | | |

REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 385,000 Market: 0 Agricultural: 0 Common: 385,000 PRINTED 07/09/2026 BY SYS