LOT 4
SURF UNIT TWO-REPLAT PBK 8/269

RIVERSIDE HOMES OF NORTH FLORIDA INC
12276 SAN JOSE BV #120
JACKSONVILLE, FL 32223

2026

00-00-31-1742-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

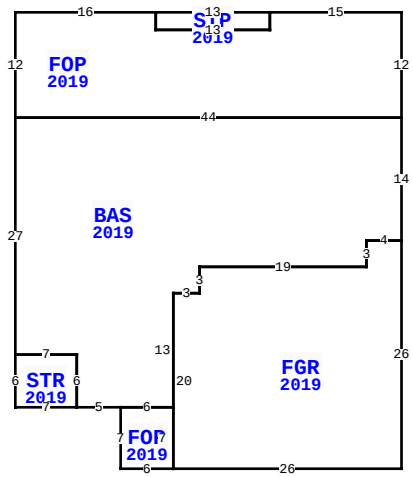
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1044.100	

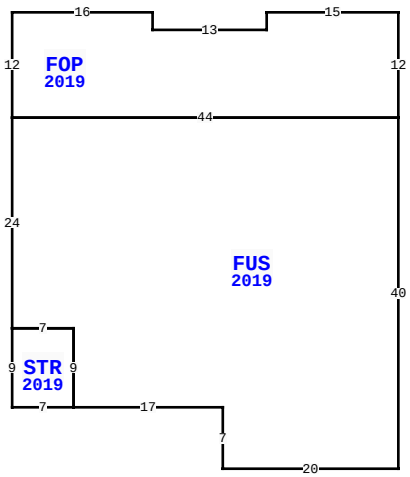
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	991	100	2019	991	173,378
FGR	601	55	2019	331	57,909
FOP	42	30	2019	13	2,275
FOP	502	30	2019	151	26,418
FOP	502	30	2019	151	26,418
FUS	1,529	100	2019	1,529	267,503
STP	26	10	2019	3	525
STR	42	10	2019	4	700
STR	63	10	2019	6	1,049
TOTALS	4,298			3,179	556,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,179	108.3760	179.90	571,902	2019	2019	0	0	0	2.75	97.25

1 SFR CUST 0% - 0 Heated Area: 2520 HX Base Yr





3261 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	556,175
TOTAL MARKET OB/XF VALUE	49,913
TOTAL LAND VALUE - MARKET	385,000
TOTAL MARKET VALUE	991,088
SOH/AGL Deduction	386
ASSESSED VALUE	990,702
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	990,702
TOTAL JUST VALUE	991,088
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	911,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182499	SWIM POOL	34,000	07/13/2018
20180522	NEW CONSTR	347,217	02/14/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W15 STP=[YR=2019] W13 S2 E13 N2$ S2 W13 N2 W16 S12 BAS=[YR=2019] S27 STR=[YR=2019] S6 E7 N6 W7$ E7 S6 E5 FOP=[YR=2019] S7 E6 FGR=[YR=2019] E26 N26 W4 S3 W19 S3 W3 S20$ N7 W6 $ E6 N13 E3 N3 E19 N3 E4 N14 W44$ E44 N12$ PTR=E15 FOP=[YR=2019] E16 S2 E13 N2 E15 S12 FUS=[YR=2019] S40 W20 N7 W17 STR=[YR=2019] W7 N9 E7 S9$ N9 W7 N24 E44$ W44 N12$ W15$.

EXTRA FEATURES

LN	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	0	0	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	
5	1126	CB/STC 8"	0	0	0	0	311.00	SF	8.00	8.00	100	2019	2019	3	97	2,413	

LAND DESCRIPTION

TOTAL OB/XF 49,913

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 385,000 Market: 0 Agricultural: 0 Common: 385,000 PRINTED 07/09/2026 BY SYS