

LOT 348-A
F/N/A PT LOTS 3-5 & S 12.5 FT
OF ADJ R/W STRATHMORE PLACE

FETCHERO-BENDIXEN WYNONA ANN/BENDIXEN JAMES J
PO BOX 15598
FERNANDINA BEACH, FL 32035

2026

00-00-31-179D-348A-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	2.5	2.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1092.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100	1993	72	8,325
FCP	481	25	1993	120	13,876
FOP	60	30	1993	18	2,081
FST	171	55	1993	94	10,870
FUS	439	100	1993	439	50,761
FUS	944	100	1993	944	109,155

TOTALS	2,167			1,687	195,068
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0416	DUNEWALKS	0 100	1	292	292.00	SF	15.00	
4	1242	WD DECK A	0 100	5	11	55.00	SF	10.00	
5	1242	WD DECK A	0 100	2	28	56.00	SF	10.00	
6	1241	WD DECK G	0 100	1	292	292.00	UT	11.50	
7	1242	WD DECK A	0 100	11	14	154.00	SF	10.00	
8	1241	WD DECK G	0 100	8	13	104.00	UT	15.53	

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	0006	R-3	30.00	200.00	30.63

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,687	128.8000	135.24	228,150	1989	1995	0	0	14.50	85.50
1 TOWNHOUSE 100% - 2025 Heated Area: 1455 HX Base Yr 2025											

TOTAL OB/XF											
2,401											

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2,401											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			195,068
TOTAL MARKET OB/XF VALUE			2,401
TOTAL LAND VALUE - MARKET			643,230
TOTAL MARKET VALUE			840,699
SOH/AGL Deduction			45,936
ASSESSED VALUE			794,763
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			743,352
TOTAL JUST VALUE			840,699
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			854,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0271	REMOVE ROOF ON TH	0	09/18/2024
2024-0481	WE ARE DOING A RE	15,000	09/04/2024
20110552	REPAIR/RRF	2,000	04/13/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2714/122	5/06/2024	WD	Q	I	01
GRANTOR: BAILEY JIM G					
GRANTEE: FETCHERO-BENDIXEN W					
0949/0014	9/12/2000	WD	Q	I	
GRANTOR: EUNICE CECIL					
GRANTEE: BAILEY JIM G					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FUS=[YR=1993] W13 S10 W9 S37 E10 FOP=[YR=1993] S5 E12 N5 W12 \$ E12 N47 \$ PTR= E15 FUS=[YR=1993] E17 S22 W4 S5 W13 N27 \$ W15 \$ PTR= W40 FST=[YR=1993] W9 FCP=[YR=1993] N10 W13 S37 E13 BAS=[YR=1993] E9 N8 W9 S8 \$ N27 \$ S19 E9 N19 \$ E40 \$.									