

LOT 42 (LESS W 100 FT)
IN OR 1154/616 & OR 1566/1803
EX ESMT PT OR 1148/124

BARBEE WILLIAM RAY JR
185 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1020-0042-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

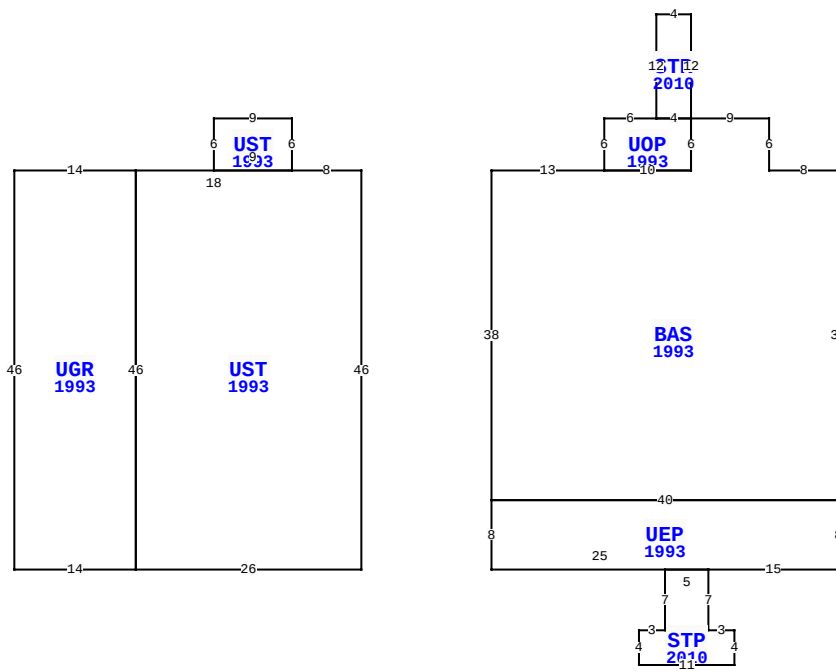
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1057.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,574	100	1,574	165,553
STP	79	10	8	841
STR	48	10	5	526
UEP	320	60	192	20,195
UGR	644	45	290	30,503
UOP	60	20	12	1,262
UST	54	45	24	2,524
UST	1,196	45	538	56,587
TOTALS	3,975		2,643	277,991

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	11	10	110.00	SF	6.50	6.50	100	1980
2	0855	CONC PAVER	0 100	26	11	286.00	SF	10.00	10.00	100	2010
3	0810	CONCRETE A	0 100	0	0	453.00	SF	6.50	6.50	100	1950
4	0855	CONC PAVER	0 100	0	0	127.00	SF	10.00	10.00	100	2010
5	0855	CONC PAVER	0 100	0	0	460.00	SF	10.00	10.00	100	2010

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-3	50.00	104.00	50.00	FF	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,643	106.5600	126.54	334,445	1900	1995	0	0	0	16.88	83.12	
1 SNGL FAM - 100% - 2004 Heated Area: 1574 HX Base Yr 2004													



TOTAL OB/XF											
8,870											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 2											
VALUATION BY STANDARD											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 277,991											
TOTAL MARKET OB/XF VALUE 8,870											
TOTAL LAND VALUE - MARKET 225,000											
TOTAL MARKET VALUE 511,861											
SOH/AGL Deduction 264,708											
ASSESSED VALUE 247,153											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 197,153											
TOTAL JUST VALUE 511,861											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 485,632											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100974	H/AC	1,500	06/10/2010
20100401	REMODEL	2,000	03/04/2010
20100374	REMODEL	1,900	03/02/2010
20100372	REMODEL	1,900	03/01/2010
20100372	REMODEL	0	01/11/2010
20091156	REMODEL	8,565	08/31/2009

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
1566/1803	5/16/2008	PR U	I	I	01	100					
GRANTOR: BARBEE WILLIAM JR (EX)											
GRANTEE: BARBEE WILLIAM RAY											
1016/0135	10/26/2001	WD U	I	I	01	100					
GRANTOR: BARBEE LUCILLE BURBAN											
GRANTEE: BARBEE LUCILLE BURB											

BUILDING NOTES											
UST=[YR=1993] W8 UST=[YR=1993] N6 W9 S6 E9 \$ W18											
UGR=[YR=1993] W14 S46 E14 N46 \$ S46 E26 N46 \$ PTR= E15											
BAS=[YR=1993] E13 UOP=[YR=1993] N6 E6 STR=[YR=2010]											
N12E4S12W4\$E4 S6 W10 \$ E10 N6 E9 S6 E8 S38 UEP=[YR=1993] S8											
W15 STP=[YR=2010] S7E3S4W11N4E3N7 E5\$W25 N8 E40 \$ W40 N38 \$ W15 \$.											