BLOCK 5 S 11.7' OF LOTS 6 & 27
ALL OF LOTS 7 8 25 26 &
N 8.75' OF LOTS 9 & 24

EVANS BARRY H TRUST/EVANS BARRY H TRUSTEE
C/O EVANS BARRY & KIMBERLEE, 3710 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1680-0005-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

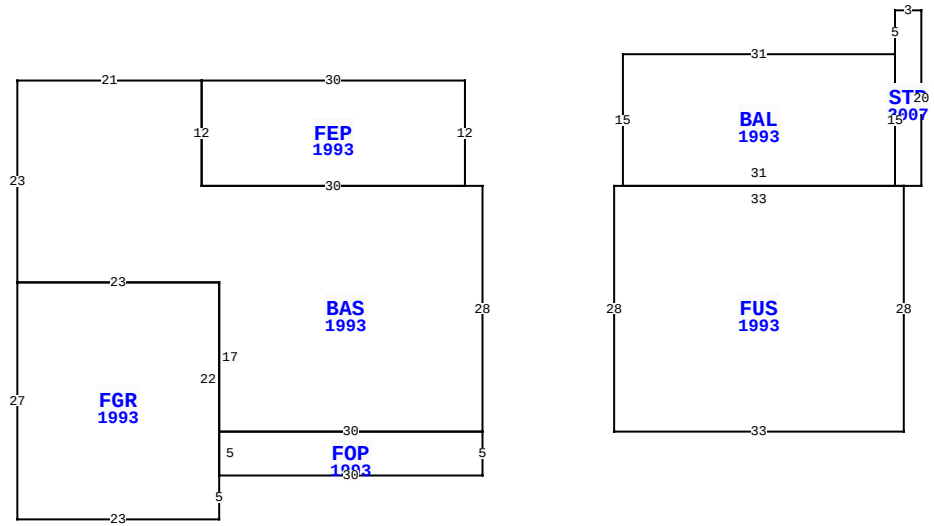
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	465	15	70	7,940
BAS	1,345	100	1,345	152,564
FEP	360	80	288	32,668
FGR	621	55	342	38,793
FOP	150	30	45	5,104
FUS	924	100	924	104,810
STR	60	10	6	681
TOTALS	3,925		3,020	342,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,020	103.9600	148.14	447,383	1967	1980	0	0	0	23.43	76.57

1 SFR CUST – 0% - 0 Heated Area: 2269 HX Base Yr



BLD DATE	04/01/2008 DJ
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

3690 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	342,561
TOTAL MARKET OB/XF VALUE	20,335
TOTAL LAND VALUE - MARKET	1,172,920
TOTAL MARKET VALUE	1,535,816
SOH/AGL Deduction	0
ASSESSED VALUE	1,535,816
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,535,816
TOTAL JUST VALUE	1,535,816
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,524,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20221889	REMODEL	800,000	03/07/2022
20110168	REMODEL	400	02/04/2011
20110169	REMODEL	500	02/04/2011
20110140	REMODEL	28,000	02/02/2011
20100765	REMODEL	2,400	05/10/2010
20100766	REPAIR/RRF	800	05/10/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2481/1271	6/15/2021	WD	U	I	11	100
GRANTOR: EVANS BARRY H						
GRANTEE: EVANS BARRY H TRUST						
0837/1062	6/12/1998	WD	U	I		580,000
GRANTOR: MANNING MARK V & DIXI						
GRANTEE: EVANS BARRY H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FEP=[YR=1993] N12W30 S12 E30$ W30 N12 W21 S23FGR=[YR=1993] S27 E23 N5 FOP=[YR=1993] E30N5 W30 S5$ N22 W23 $ E23 S17 E30 N28 $ PTR= E15 FUS=[YR=1993] S28 E33 N28 STR=[YR=2007] E2 N20 W3 S5 BAL=[YR=1993] W31 S15 E31 N15$ S15 E1$ W33$ 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
1	0861	POOL GUNIT	0	0	28	16	448.00	SF	85.00	85.00	100	1991	1991	3	20	7,616	
2	1242	WD DECK A	0	0	0	0	1,043.00	SF	10.00	10.00	100	2012	2012	3	60	6,258	
3	0415	BEACHWALK	0	0	0	0	688.00	SF	5.75	5.75	100	1991	1991	3	20	791	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1967	1967	3	30	1,050	
5	0811	CONCRETE B	0	0	0	0	600.00	SF	5.20	5.20	100	1980	1980	3	35	1,092	
6	0812	CONCRETE C	0	0	0	0	1,225.00	SF	4.00	4.00	100	1995	1995	3	72	3,528	

LAND DESCRIPTION

TOTAL OB/XF 20,335

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	000120	C	SFR OCN FT	0			71.00	400.00	71.00	FF	3	1.18	1.00	1.18	14,000.00	16,520.00	1,172,920							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 1,172,920 Market: 0 Agricultural: 0 Common: 1,172,920 PRINTED 08/02/2023 BY SYS