

BLOCK 7 LOTS 5 THRU 8 &
LOTS 1 THRU 4 &
E35 FT OF LOTS 25 THRU 32

OAKWOOD PROPERTIES INC
PO BOX 4200
TUPELO, MS 38803

2023

00-00-31-1680-0007-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	15	HARDTILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		6.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

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	128	15	19	11,251
BAS	2,315	100	2,315	1,370,888
FOP	96	30	29	17,173
FOP	108	30	32	18,949
FOP	1,215	30	364	215,552
FST	70	55	38	22,502
FST	70	55	38	22,502
FST	320	55	176	104,223
FUS	819	100	819	484,992
FUS	1,977	100	1,977	1,170,732
TOTALS	7,243		5,819	3,445,872

** This building has 14 Sub-Areas

3860 S FLETCHER AV, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

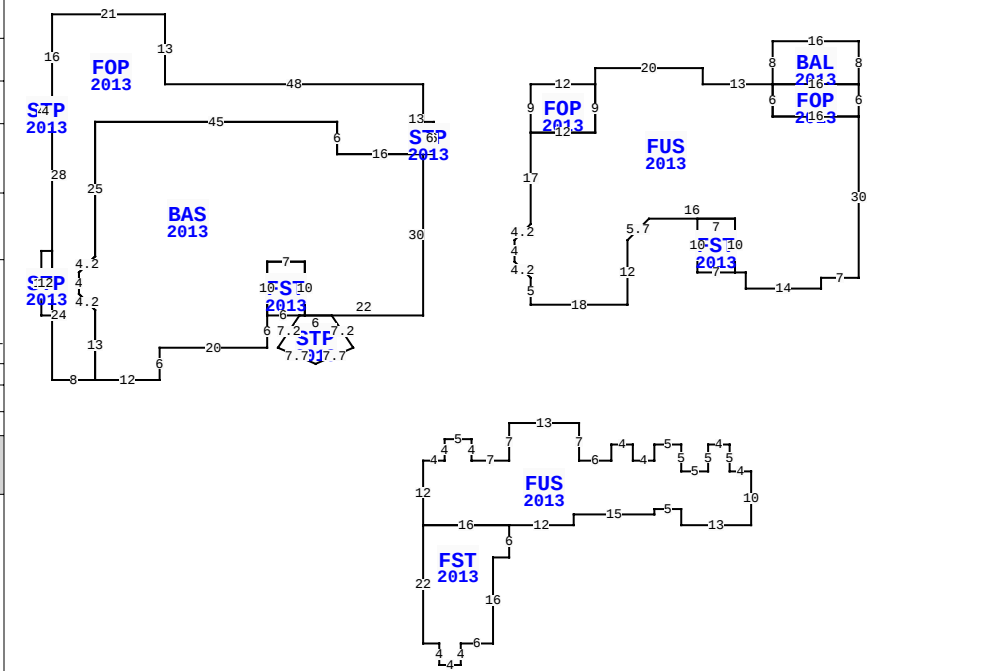
LGL DATE
LAND DATE
AG DATE

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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	96	1,920	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	96	1,920	
3	0835	QUARY TILE	0	0	0	0	392.00	SF	10.00	10.00	100	2013	2013	3	95	3,724	
4	1075	TRELLIS G	0	0	27	12	324.00	SF	35.00	35.00	100	2013	2013	3	75	8,505	
5	0861	POOL GUNIT	0	0	0	0	703.00	SF	127.50	127.50	100	2013	2013	3	75	67,224	
6	0835	QUARY TILE	0	0	0	0	1,172.00	SF	10.00	10.00	100	2013	2013	3	95	11,134	
7	0991	TENNIS CRT	0	0	60	12	1.00	UT	7,200.00	7,200.00	100	2013	2013	3	93	6,696	
8	1126	CB/STC 8"	0	0	217	2	434.00	SF	8.00	8.00	100	2013	2013	3	95	3,298	
9	0462	ST/AL FNC	0	0	0	0	1,552.00	SF	10.00	10.00	100	2013	2013	3	75	11,640	
10	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2013	2013	3	100	10,000	

LAND DESCRIPTION										TOTAL OB/XF										126,061		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL					
1	000120	C	SFR OCN FT	0			100.00	400.00	100.00	FF	3	1.18	1.00	1.18	14,000.00	16,520.00	1,652,000					
2	000120	C	SFR OCN FT	0			100.00	400.00	100.00	FF	3	1.18	1.00	1.18	14,000.00	16,520.00	1,652,000					

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0500 22 5,819 432.8778 616.85 3,589,450 2013 2013 0 0 0 4.00 96.00
1 SFR CUST - 0% - 0 Heated Area: 5111 HX Base Yr



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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		3,960,128
TOTAL MARKET OB/XF VALUE		188,222
TOTAL LAND VALUE - MARKET		3,304,000
TOTAL MARKET VALUE		7,452,350
SOH/AGL Deduction		1,399,632
ASSESSED VALUE		6,052,718
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		6,052,718
TOTAL JUST VALUE		7,452,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		5,694,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121339	SLATE ROOF	26,790	07/09/2012
20120683	H/AC	50,000	04/19/2012
20111883	NEW CONSTR	7,500	10/19/2011
20111884	NEW CONSTR	2,500	10/19/2011
20111771	NEW CONSTR	5,500	10/04/2011
20111718	NEW CONSTR	1,225,000	09/28/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1683/1550	6/18/2010	WD	U	V	37
SALE PRICE					
1,260,000					

GRANTOR: WIGGINS ROBERT L SR
GRANTEE: OAKWOOD PROPERTIES
1126/1504 4/02/2003 WD Q V 1,025,000
GRANTOR: EVERITT JANE
GRANTEE: WIGGINS ROBERT L SR

BUILDING NOTES

BUILDING DIMENSIONS
FOP=[YR=2013] W48 N13 W21 S16 STP=[YR=2013] W2S4E2N4S\$28
STP=[YR=2013] W2S12E2N12\$ S24E8 BAS=[YR=2013] E12 N6E20N6
FST=[YR=2013] E6 STP=[YR=2013] D6 L4 D3 R7 U3 R7 U6 L4
W6\$ E1 N10 W7 S10\$ N10E7S10E22N30 W16 N6 W45 S25 D3 L3 S4
D3 R3 S13\$ N13 U3 L3 N4 U3 R3 N25 E45 S6 E16
STP=[YR=2013] E2N6W2S6\$ N13\$ PTR=E20 FOP=[YR=2013] E12
FUS=[YR=2013] N3 E20 S3 E13 BAL=[YR=2013]
N8E16S8W16\$FOP=[YR=2013] E16S6W16N6\$ S6E16 S30 W7 S2 W14 N3
W2 FST=[YR=2013] W7N10E7S10\$N10W16 D4 L4 S12W18N5 U3 L3 N4 U3
R3 N17E12 N9\$ S9W12N9\$ W20\$ PTR=S70 FUS=[YR=2013]
E4N4E5S4E7N7E13S7E6N3 E4S3E4N3E5S5E5N5E4S5E4S10W13N3
W5S1W15S2W12 FST=[YR=2013] S6W3S16W6 S4W4N4W3N22E16\$ W16N12\$

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