

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

2024

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
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NEIGHBORHOOD/LOC	1057.00
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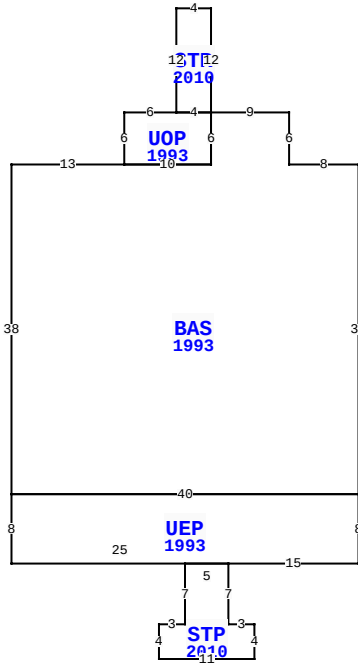
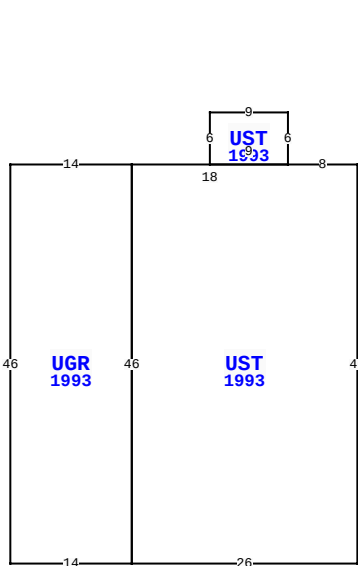
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,574	100	1,574	172,967
STP	79	10	8	879
STR	48	10	5	549
UEP	320	60	192	21,099
UGR	644	45	290	31,868
UOP	60	20	12	1,318
UST	54	45	24	2,638
UST	1,196	45	538	59,121

TOTALS	3,975		2,643	290,440
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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	133.20	352,048	1900	1995	0	0	0 17.50	82.50
1 SNGL FAM - 100% - 2004											
Heated Area: 1574											
HX Base Yr 2004											



185 S FLETCHER AVE, FERNANDINA BEACH											
TOTAL OB/XF 8,766											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											2
VALUATION SUMMARY											
VALUATION BY											STANDARD
Tax Group: 2											Tax Dist:
BUILDING MARKET VALUE											290,440
TOTAL MARKET OB/XF VALUE											8,766
TOTAL LAND VALUE - MARKET											240,000
TOTAL MARKET VALUE											539,206
SOH/AGL Deduction											284,638
ASSESSED VALUE											254,568
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											204,568
TOTAL JUST VALUE											539,206
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											511,861

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	01	100
GRANTOR: BARBEE WILLIAM JR (EX						
GRANTEE: BARBEE WILLIAM RAY						
1016/0135	10/26/2001	WD	U	I	01	100
GRANTOR: BARBEE LUCILLE BURBAN						
GRANTEE: BARBEE LUCILLE BURB						

BUILDING NOTES											

BUILDING DIMENSIONS											
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 \$.											