BLOCK 21 LOT 2
IN OR 1251/432
OCEAN CITY SOUTH PORTION

YUNGMANN-BARKALOW JANET LIVING TRUST/YUNGMANN-BARK
1163 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1540-0021-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	23	REINF CONC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

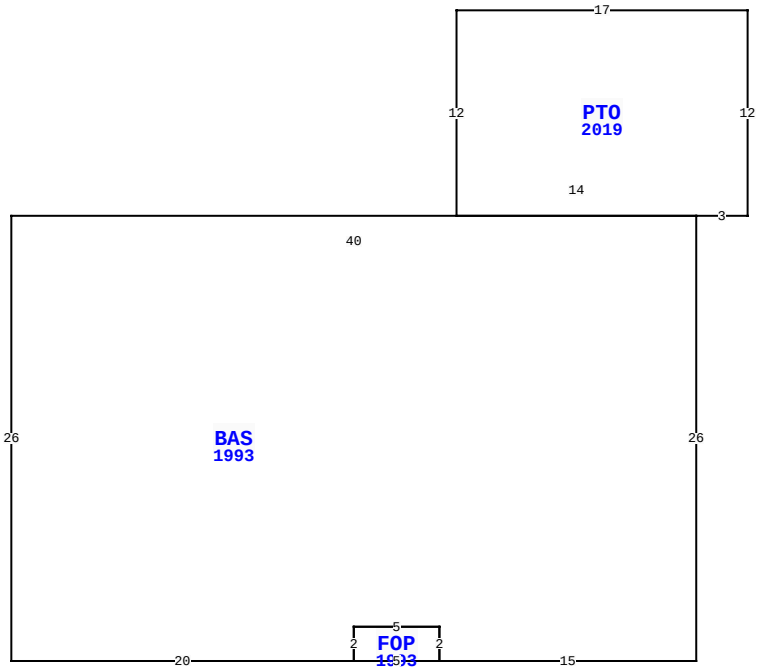
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1057.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,030	100	1,030	140,954
FOP	10	30	3	411
PTO	204	5	10	1,369
TOTALS	1,244		1,043	142,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,043	131.1120	163.89	170,937	1983	1990	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2020 Heated Area: 1030 HX Base Yr 2020



1163 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		142,732
TOTAL MARKET OB/XF VALUE		1,379
TOTAL LAND VALUE - MARKET		375,360
TOTAL MARKET VALUE		519,471
SOH/AGL Deduction		145,476
ASSESSED VALUE		373,995
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		318,995
TOTAL JUST VALUE		519,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		489,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033668	REMODEL	3,000	08/14/2003
20033243	REPAIR/RRF	4,000	06/12/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1251/0432	8/06/2004	WD	U	I	01	100
GRANTOR: BARKALOW JANET YUNGMA						
GRANTEE: YUNGMANN-BARKLOW JA						
0797/0251	6/19/1997	WD	Q	I		90,000
GRANTOR: AUSTIN JAMES K & NELL						
GRANTEE: BARKALOW JANET YUNG						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] E3 N12 W17 S12 E14$ BAS=[YR=1993] W40 S26 E20 FOP=[YR=1993] E5 N2 W5 S2 $ N2 E5 S2 E15 N26$.

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	0810	CONCRETE A	0	100	29	25	725.00	SF	3.25	3.25	100	1983	1983	3	41	966	
2	0810	CONCRETE A	0	100	19	5	95.00	SF	6.50	6.50	100	1983	1983	3	41	253	
3	0810	CONCRETE A	0	100	12	10	120.00	SF	3.25	3.25	100	1983	1983	3	41	160	

LAND DESCRIPTION

TOTAL OB/XF 1,379

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	000100	C	SFR	100	0006	R-1	75.00	100.00	75.00	FF		1.00	1.00	0.78	6,400.00	5,004.80	375,360							

REVIEW DATE 10/04/2019 BY KWVJ Total Acres: 0.00 Total Land Value: 375,360 Market: 0 Agricultural: 0 Common: 375,360 PRINTED 08/06/2024 BY SYS