LOT 6
IN OR 736/1016
SEA CASTLES PB 4 PG 100

CRIBBS JACK W & REBECCA M
3165 S FLETCHER AVE #6
FERNANDINA BEACH, FL 32034

2024

00-00-31-1670-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

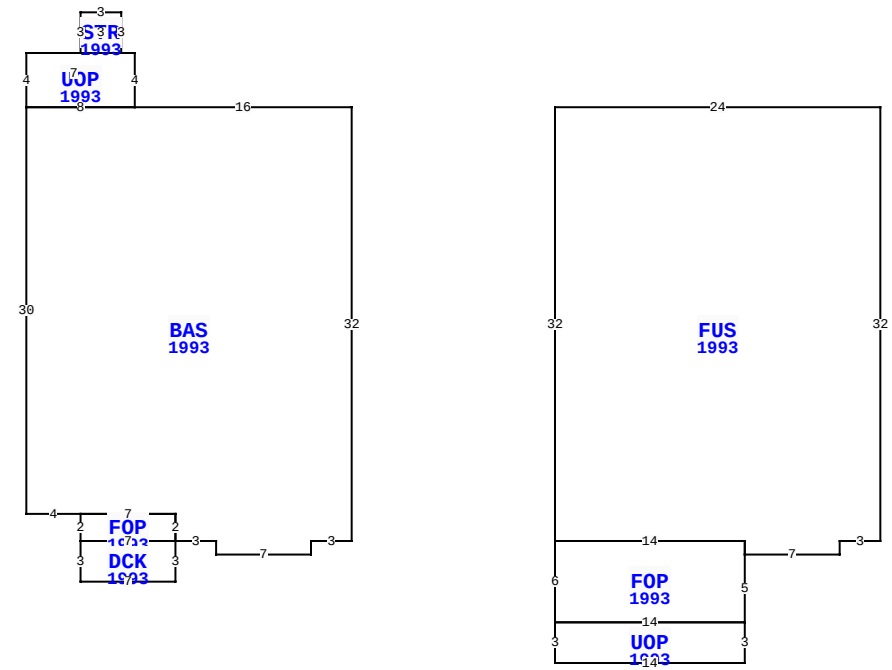
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1069.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	753	100	753	82,386
DCK	21	10	2	218
FOP	14	30	4	438
FOP	84	30	25	2,735
FUS	775	100	775	84,792
STR	9	10	1	110
UOP	32	20	6	656
UOP	42	20	8	876
TOTALS	1,730		1,574	172,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,574	142.8530	135.71	213,608	1981	1981	0	0	0	19.38	80.62

1 TOWNHOUSE – 100% - 2012 Heated Area: 1528 HX Base Yr 2012



3165 S FLETCHER AV 6, FERNANDINA BEACH

BLD DATE	09/24/2012 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		172,211
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		280,000
TOTAL MARKET VALUE		452,211
SOH/AGL Deduction		247,290
ASSESSED VALUE		204,921
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		154,921
TOTAL JUST VALUE		452,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101301	XFOB	900	08/06/2010
B990786	REPAIR/RRF	750	07/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0736/1016	8/15/1995	WD	U	I	01	100
GRANTOR: CRIBBS JACK W						
GRANTEE: CRIBBS JACK W & REB						
0718/1649	11/23/1994	WD	Q	I		75,000
GRANTOR: ROBINSON ROBERT J & R						
GRANTEE: CRIBBS JACK W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 UOP=[YR=1993] N4 W1 STR=[YR=1993] N3 W3 S3 E3$ W7 S4 E8 $ W8 S30 E4 FOP=[YR=1993] S2 DCK=[YR=1993] S3 E7 N3 W7$ E7 N2 W7 $ E7 S2 E3 S1 E7 N1 E3 N32$ PTR=E15 FUS=[YR=1993] E24 S32 W3 S1 W7 FOP=[YR=1993] S5 UOP=[YR=1993] S3 W14 N3 E14$ W14 N6 E14 S1$ N1 W14 N32$ W15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003	R-3	0.00	0.00	1.00	LT		1.00	1.00	1.40	200,000.00	280,000.00	280,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 08/06/2024 BY SYS