

BAER ROBERT H JR & PATRICIA POTTS
263 WINDSTONE DRIVE
FLETCHER, NC 28732

00-00-31-1720-0005-0070

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 50

Exterior Wall15CONC BLOCK 50

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 80

Interior Floor08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
2. 100
0 100

BUD8 Adjustme Occupancy02DIST FB 100
00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1059.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,0801001,080112,430

FOP17030515,309

FUS1,0801001,080112,430

PTO1945101,041

UOP36207728

TOTALS2,5602,228231,937

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCT% COND

2700012,228100.5000125.62279,881196719870017.1382.87

1 DUPLEX - 0% - 0Heated Area: 2160HX Base Yr

3036364611345

BAS1993

PTO1993

3036364611345

FUS1993

FOP1993

UOP1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE231,937

TOTAL MARKET OB/XF VALUE1,394

TOTAL LAND VALUE - MARKET310,000

TOTAL MARKET VALUE543,331

SOH/AGL Deduction0

ASSESSED VALUE543,331

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE543,331

TOTAL JUST VALUE543,331

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE513,702

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE

2070/09048/29/2016WDQI01373,000

GRANTOR: GILLESPIE JOHN F & MI

GRANTEE: BAER ROBERT H JR &

0535/06951/26/1988WDQI94,500

GRANTOR: SIMS PAUL JR & M S

GRANTEE: GILLESPIE JOHN & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S36 PTO=[YR=1993] S5 E34 N11 W4 S6 W30\$ E30 N36\$ PTR= E20 FUS=[YR=1993] E30 S36 FOP=[YR=1993] E4 S5 UOP=[YR=1993] S9 W4 N9 E4\$ W34 N5 E30\$ W30 N36\$ W20\$.

EXTRA FEATURES

3095 S FLETCHER AVE, FERNANDINA BEACHFL 32110

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B004422968.00SF5.205.20100196719673201,007

20810CONCRETE A0000146.00SF6.506.5010019671967320190

30810CONCRETE A001212144.00SF6.506.5010019701970321197

LAND DESCRIPTION

TOTAL OB/XF1,394

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNITYPDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR0R-350.00100.0050.00FF11.001.001.006,200.006,200.00310,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 310,000Market: 0Agricultural: 0Common: 310,000

PRINTED 08/06/2024 BY SYS