

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

2025

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
NEIGHBORHOOD/LOC	1057.00	

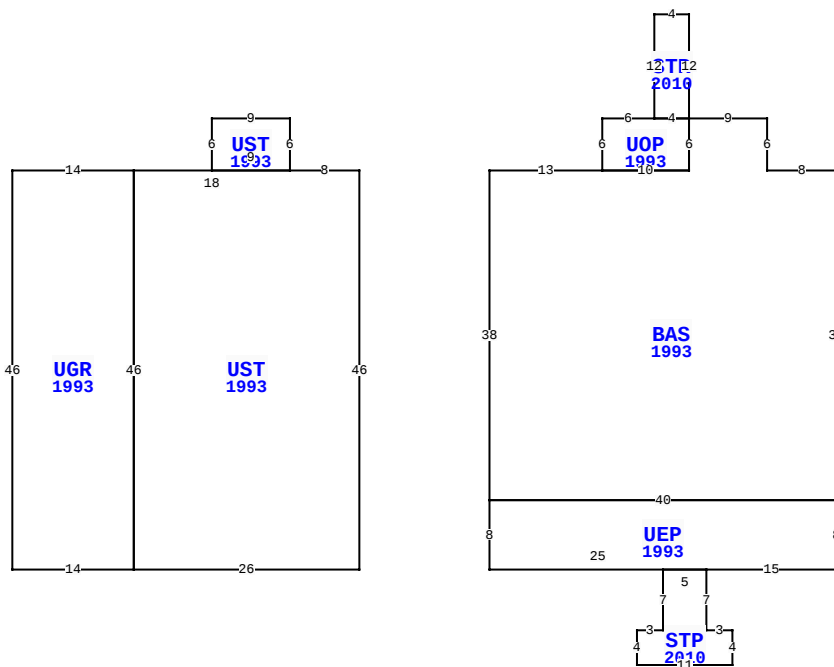
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,574	100	1993	1,574	181,259
STP	79	10	2010	8	921
STR	48	10	2010	5	576
UEP	320	60	1993	192	22,111
UGR	644	45	1993	290	33,396
UOP	60	20	1993	12	1,382
UST	54	45	1993	24	2,764
UST	1,196	45	1993	538	61,955

TOTALS	3,975			2,643	304,363
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	11	10	110.00	SF	6.50	6.50
2	0855	CONC PAVER	0 100	26	11	286.00	SF	10.00	10.00
3	0810	CONCRETE A	0 100	0	0	453.00	SF	6.50	6.50
4	0855	CONC PAVER	0 100	0	0	127.00	SF	10.00	10.00
5	0855	CONC PAVER	0 100	0	0	460.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-3	50.00	104.00	50.00

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	140.66	371,764	1900	1995	0	0	0	18.13	81.87
1 SNGL FAM - 100% - 2004					Heated Area: 1574			HX Base Yr 2004				



185 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	
	XF DATE	LAND DATE	03/10/2025
	INC DATE	AG DATE	DC

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	0810	CONCRETE A	0 100	11	10	110.00	SF	6.50	6.50	100	1980	1980	3	30	215	
2	0855	CONC PAVER	0 100	26	11	286.00	SF	10.00	10.00	100	2010	2010	3	90	2,574	
3	0810	CONCRETE A	0 100	0	0	453.00	SF	6.50	6.50	100	1950	1950	3	20	589	
4	0855	CONC PAVER	0 100	0	0	127.00	SF	10.00	10.00	100	2010	2010	3	90	1,143	
5	0855	CONC PAVER	0 100	0	0	460.00	SF	10.00	10.00	100	2010	2010	3	90	4,140	

TOTAL OB/XF										8,661						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100	0006	R-3	50.00	104.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		304,363	
TOTAL MARKET OB/XF VALUE		8,661	
TOTAL LAND VALUE - MARKET		375,000	
TOTAL MARKET VALUE		688,024	
SOH/AGL Deduction		426,074	
ASSESSED VALUE		261,950	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		211,228	
TOTAL JUST VALUE		688,024	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		539,206	

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

BUILDING NOTES									
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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 \$.									