

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

2025

00-00-31-1540-0021-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	23	REINF CONC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	11	CLAY TILE 60
Interior Floor	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,030	100	1993	1,030	147,957
FOP	10	30	1993	3	431
PTO	204	5	2019	10	1,437
TOTALS	1,244			1,043	149,825

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	29	25	725.00	SF	3.25
2	0810	CONCRETE A	0	100	19	5	95.00	SF	6.50
3	0810	CONCRETE A	0	100	12	10	120.00	SF	3.25

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-1	75.00	100.00	75.00

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	173.07	180,512	1983	1990	0	0	0	17.00	83.00
1 SNGL FAM - 100% - 2020												
Heated Area: 1030												
HX Base Yr 2020												
1163 S FLETCHER AVE, FERNANDINA BEACH												

TOTAL OB/XF												
1,278												
1163 S FLETCHER AVE, FERNANDINA BEACH												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		149,825	
TOTAL MARKET OB/XF VALUE		1,278	
TOTAL LAND VALUE - MARKET		439,875	
TOTAL MARKET VALUE		590,978	
SOH/AGL Deduction		206,137	
ASSESSED VALUE		384,841	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		329,119	
TOTAL JUST VALUE		590,978	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		519,471	

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	Q	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\$.									