BLOCK 21 LOT 6
IN OR 1684/857
OCEAN CITY S PORTION PB 2/39

LEE WILLIAM E JR & MARY ANN
4116 MOUNTAINBROOK RD
APEX, NC 27539

2025

00-00-31-1540-0021-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

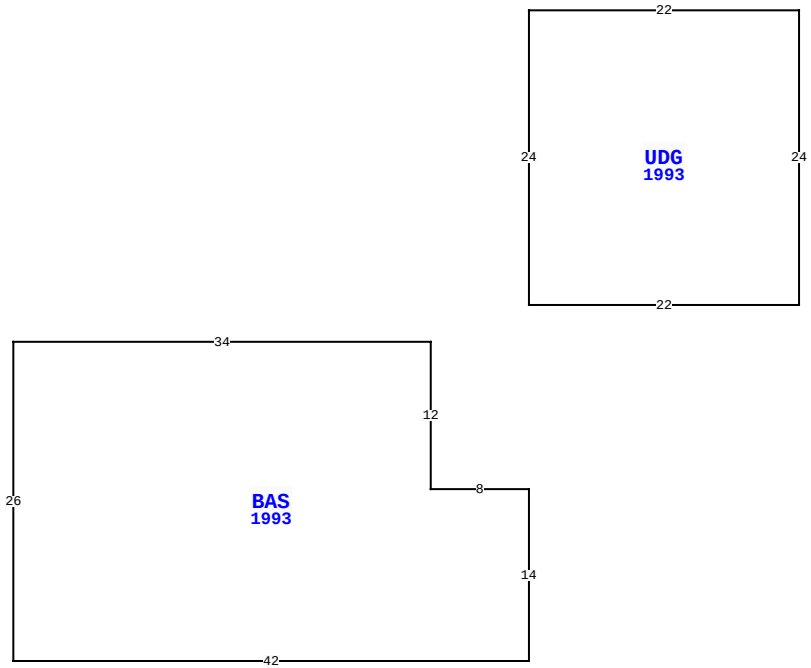
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1057.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	996	100	1993	996	126,577
UDG	528	55	1993	290	36,855
TOTALS	1,524			1,286	163,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,286	119.6000	157.87	203,021	1945	1985	0	0	0	19.50	80.50

1 SNGL FAM – 0% - 0 Heated Area: 996 HX Base Yr



1225 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	163,432
TOTAL MARKET OB/XF VALUE	2,140
TOTAL LAND VALUE - MARKET	439,875
TOTAL MARKET VALUE	605,447
SOH/AGL Deduction	46,429
ASSESSED VALUE	559,018
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	559,018
TOTAL JUST VALUE	605,447
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	533,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121933	GARAGE RE-ROOF 30	2,200	09/20/2012
20052653	REPAIR/REPLACE WI	1,000	09/15/2005
20051184	RE-ROOF W/25YR SH	10,000	02/07/2005
9991	REPAIR/RRF	600	08/21/1996
7747	REPAIR/RRF	477	06/14/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1684/0857	6/23/2010	QC	U	I	11	100
GRANTOR: LEE JANINE L						
GRANTEE: LEE WILLIAM E JR &						
1247/1440	7/23/2004	QC	Q	I	01	100
GRANTOR: LEE WILLIAM E						
GRANTEE: LEE JANINE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N12 W34 S26 E42 N14 $ PTR= N15 UDG=[YR=1993] N24E22S24 W22$ S15$.

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	1242	WD DECK A	0	0	0	0	322.00	SF	10.00	10.00	100	1993	1993	3	20	644	
2	1242	WD DECK A	0	0	0	0	748.00	SF	10.00	10.00	100	1996	1996	3	20	1,496	

LAND DESCRIPTION

TOTAL OB/XF 2,140

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	RES	0	0006	R-1	75.00	100.00	75.00	FF		1.00	1.00	0.78	7,500.00	5,865.00	439,875							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 439,875 Market: 0 Agricultural: 0 Common: 439,875 PRINTED 07/30/2025 BY SYS