LOT 6
PT OR 2245/580
OCEANS EIGHT PB 5/41

TATHAM ELISA &/BAKER KELSIE
17 CONSTITUTION AVENUE
WAYNESVILLE, NC 38785

2025

00-00-31-155E-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

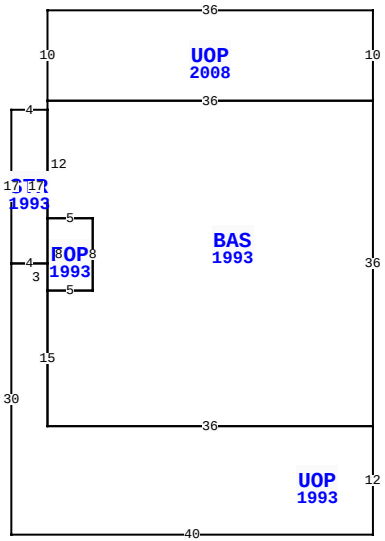
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 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	1056.00	

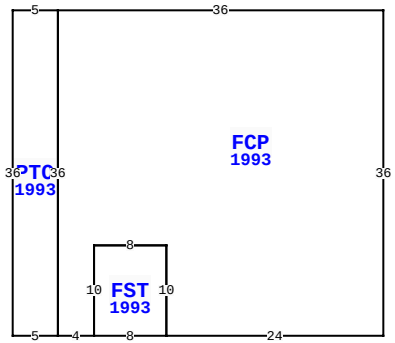
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	1993	1,256	194,870
FCP	1,216	25	1993	304	47,166
FOP	40	30	1993	12	1,862
FST	80	55	1993	44	6,827
PTO	180	5	1993	9	1,396
STR	68	10	1993	7	1,086
UOP	552	20	1993	110	17,067
UOP	360	20	2008	72	11,171
TOTALS	3,752			1,814	281,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,814	117.6000	185.81	337,059	1986	1986	0	0	0	16.50	83.50

1 SFR CUST – 0% - 2024 Heated Area: 1256 HX Base Yr





1433 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	03/24/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	281,444
TOTAL MARKET OB/XF VALUE	3,542
TOTAL LAND VALUE - MARKET	950,000
TOTAL MARKET VALUE	1,234,986
SOH/AGL Deduction	56,092
ASSESSED VALUE	1,178,894
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,178,894
TOTAL JUST VALUE	1,234,986
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,071,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052372	REMODEL	5,000	08/04/2005
20052238	REPAIR/RRF	5,000	07/18/2005
20052185	REPAIR/RRF	2,000	07/11/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2245/0580	11/20/2018	WD	U	I	11	100
GRANTOR: BAKER JOSEPH W						
GRANTEE: BAKER KELSIE & ELIS						
2238/1487	10/31/2018	SW	U	I	12	481,000
GRANTOR: THORNBURG MORTGAGE SE						
GRANTEE: BAKER JOSEPH W						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2008] W36 S10 BAS=[YR=1993] S1 STR=[YR=1993] W4 S17 UOP=[YR=1993] S30 E40 N12 W36 N15 FOP=[YR=1993] E5 N8 W5 S8$ N3 W4$ E4 N17$ S12 E5 S8 W5 S15 E36 N36 W36$ E36 N10 $ PTR=E19 PTO=[YR=1993] E5 FCP=[YR=1993] E36 S36 W24 FST=[YR=1993] W8 N10 E8 S10$ N10 W8 S10 W4 N36$ S36 W5 N36$ W19$.

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
1	0812	CONCRETE C	0	0	0	0	1,884.00	SF	4.00	4.00	100	1986	1986	3	47	3,542	

LAND DESCRIPTION

TOTAL OB/XF 3,542

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	RES	0	0006	R-1	50.00	257.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000							

REVIEW DATE 10/04/2019 BY DJA Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS