LOT 4
IN OR 1105/1518
SEA CASTLES PB 4/100

CRIBBS JACK W & REBECCA M
3164 S FLETCHER AVE #6
FERNANDINA BEACH, FL 32034

2025

00-00-31-1670-0004-0000

BUILDING CHARACTERISTICS

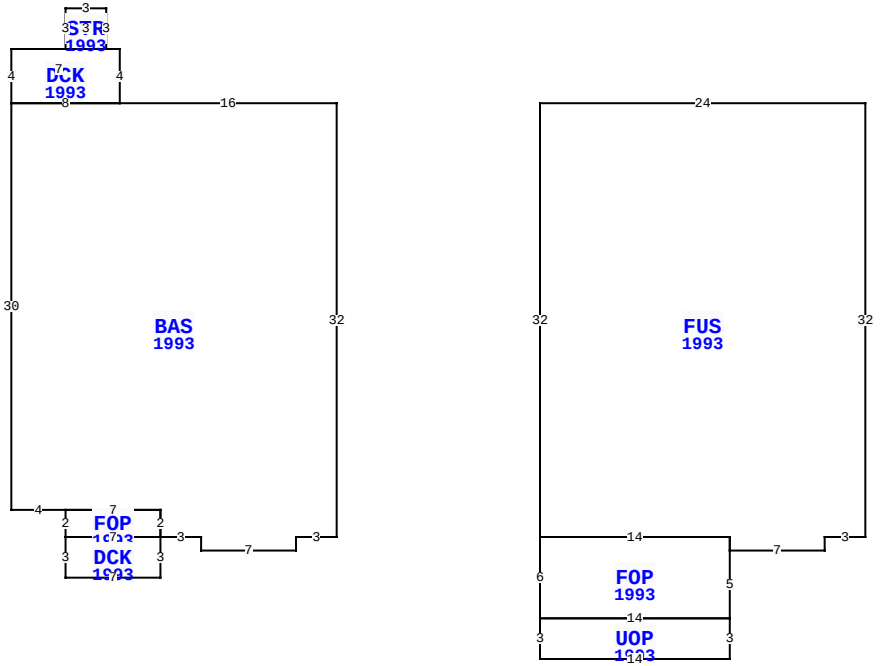
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1069.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	753	100	1993	753	111,176
DCK	21	10	1993	2	295
DCK	32	10	1993	3	443
FOP	14	30	1993	4	591
FOP	84	30	1993	25	3,692
FUS	775	100	1993	775	114,424
STR	9	10	1993	1	148
UOP	42	20	1993	8	1,181
TOTALS	1,730			1,571	231,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,571	183.9774	183.98	289,033	1981	1981	0	0	0	19.75	80.25

1 TOWNHOUSE - 0% - 0 Heated Area: 1528 HX Base Yr



BLD DATE	09/24/2012	KK	LGL DATE	
XF DATE			LAND DATE	05/07/2025 MLU
INC DATE			AG DATE	

3165 S FLETCHER AV 4, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	231,949
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	360,000
TOTAL MARKET VALUE	591,949
SOH/AGL Deduction	277,998
ASSESSED VALUE	313,951
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	313,951
TOTAL JUST VALUE	591,949
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	451,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1105/1518	1/07/2003	WD	U	I	21	90,000
GRANTOR: HOWARD BETTY R						
GRANTEE: CRIBBS JACK W & REB						
0587/0407	1/08/1990	WD	U	I	07	100
GRANTOR: CLARKSON TOWNSEND P						
GRANTEE: HOWARD BETTY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 DCK=[YR=1993] N4 W1 STR=[YR=1993] N3 W3 S3 E3$ W7 S4 E8 $ W8 S30 E4 FOP=[YR=1993] S2 DCK=[YR=1993] S3 E7 N3 W7$ E7 N2 W7 $ E7 S2 E3 S1 E7 N1 E3 N32$ PTR=E15 FUS=[YR=1993] E24 S32 W3 S1 W7 FOP=[YR=1993] S5 UOP=[YR=1993] S3 W14 N3 E14$ W14 N6 E14 S1$ N1 W14 N32$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	0003	R-3	0.00	0.00	1.00	LT		1.00	1.00	1.20	300,000.00	360,000.00	360,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/30/2025 BY SYS