

LOT 7  
IN OR 887/935  
SEA CASTLES PB 4/100

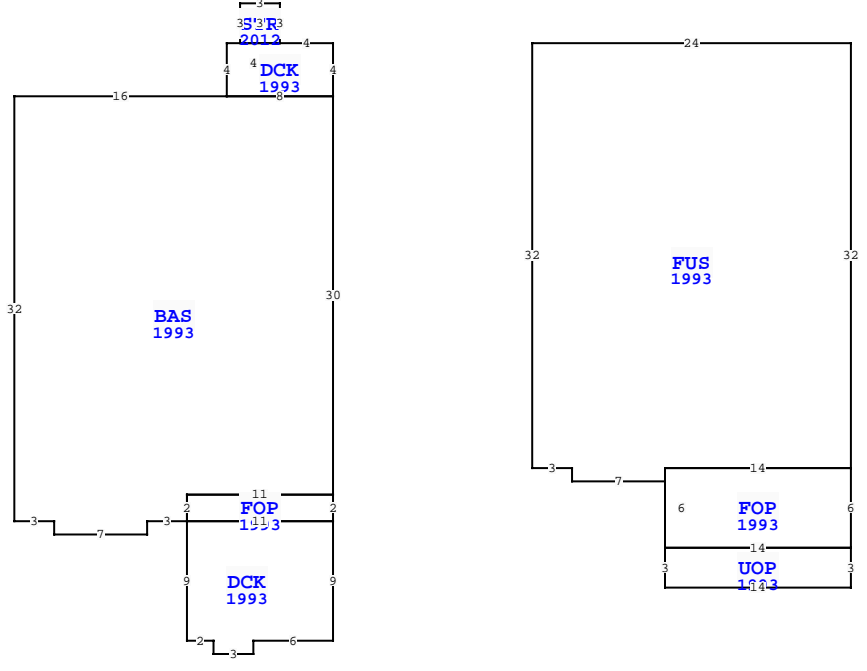
CRIBBS JACK W & REBECCA M  
3165 S FLETCHER AVE #6  
FERNANDINA BEACH, FL 32034

2025

00-00-31-1670-0007-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	15	CONC BLOCK 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	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
BAS	753	100	1993
DCK	32	10	1993
DCK	102	10	1993
FOP	22	30	1993
FOP	84	30	1993
FUS	775	100	1993
STR	9	10	2012
UOP	42	20	1993
TOTALS	1,819		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 0%	- 0								
Heated Area: 1528 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		233,572	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		360,000	
TOTAL MARKET VALUE		593,572	
SOH/AGL Deduction		278,551	
ASSESSED VALUE		315,021	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		315,021	
TOTAL JUST VALUE		593,572	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		453,085	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0887/0935	6/16/1999	WD	Q	I		86,900
GRANTOR: MATTHEWS ROY CHAPMAN						
0802/0927	8/08/1997	WD	Q	I		89,500
GRANTOR: HARPER JAMES L						
GRANTEE: MATTHEWS ROY CHAPMA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	000100	C	RES	0	0003	R-3	0.00	0.00	1.00	LT	1.00

BUILDING NOTES											
BLD DATE 09/24/2012 KK LGL DATE 05/07/2025 MLU											
XF DATE											
INC DATE											

BUILDING DIMENSIONS											
DCK=[YR=1993] W4 STR=[YR=2012] N3 W3 S3 E3\$ W4 S4											
BAS=[YR=1993] W16 S32 E3 S1 E7 N1 E3 DCK=[YR=1993] S9 E2 S1											
E3 N1 E6 N9 FOP=[YR=1993] N2 W11 S2 E11\$ W11\$N2 E11 N30 W8\$											
E8 N4\$ PTR=E15 FUS=[YR=1993] E24 S32 FOP=[YR=1993] S6											
UOP=[YR=1993] S3 W14 N3 E14\$ W14 N6 E14\$ W14 S1 W7 N1 W3											
N32\$ W15\$.											