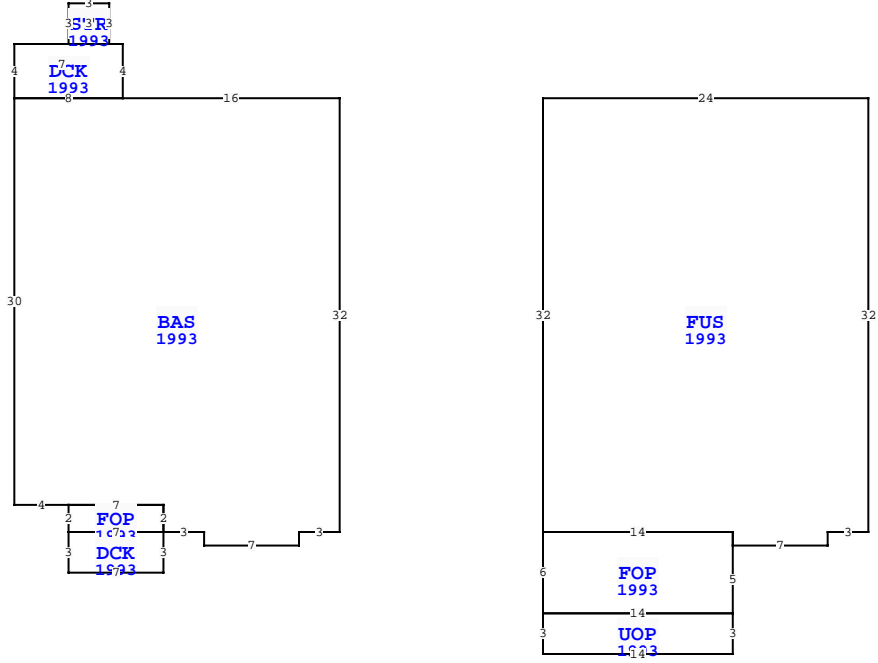


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE	50		
Exterior Wall	15	CONC BLOCK	50		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	70		
Interior Floor	11	CLAY TILE	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR 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	135,028
DCK	21	10	1993	2	359
DCK	32	10	1993	3	538
FOP	14	30	1993	4	717
FOP	84	30	1993	25	4,483
FUS	775	100	1993	775	138,973
STR	9	10	1993	1	179
UOP	42	20	1993	8	1,434
TOTALS	1,730			1,571	281,711

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 0%	- 2024		302,103	1981	2010	0	0	6.75	93.25
				Heated Area: 1528	HX Base Yr						



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		281,711
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		641,711
SOH/AGL Deduction		103,901
ASSESSED VALUE		537,810
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		537,810
TOTAL JUST VALUE		641,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B034084	REPAIR/RRF	1,000	11/03/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2649/1505	6/23/2023	WD Q	Q	I	01	710,000
GRANTOR: HENDLEY CLARK A & C						
GRANTEE: WARREN RICHARD LEWIS						
2571/0588	6/14/2022	WD Q	Q	I	01	700,000
GRANTOR: COLEMAN CHRISTOPHER R						
GRANTEE: HENDLEY CLARK A & C						

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

BUILDING NOTES											
3165 S FLETCHER AVE 8, FERNANDINA BEACH											
BLD DATE 09/24/2012 KK LGL DATE 05/07/2025 MLU											
XF DATE											
INC DATE											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							