

BLOCK 5 S 11.7' OF LOTS 6 & 27
ALL OF LOTS 7 8 25 26 &
N 8.75' OF LOTS 9 & 24

EVANS BARRY H TRUST/EVANS BARRY H TRUSTEE
C/O EVANS BARRY & KIMBERLEE, 3710 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1680-0005-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories		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	1053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,345	100	1993	1,345	257,811
BAS	100	100	2024	100	19,168
BAS	170	100	2024	170	32,586
FGR	451	55	1993	248	47,537
FOP	50	30	1993	15	2,875
FOP	465	30	1993	140	26,835
FOP	360	30	2024	108	20,702
FUS	924	100	1993	924	177,113
FUS	50	100	2024	50	9,584
STR	60	10	2007	6	1,150
TOTALS	3,975			3,106	595,362

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0861	POOL GUNIT	0	0	28	16	448.00	SF	85.00
2	1242	WD DECK A	0	0	0	0	1,043.00	SF	10.00
3	0415	BEACHWALK	0	0	0	0	688.00	SF	5.75
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
5	0811	CONCRETE B	0	0	0	0	600.00	SF	5.20
6	0855	CONC PAVER	0	0	0	0	1,441.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	0		R-1	71.00	400.00	71.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,106	123.1650	194.60	604,428	1967	2020	0	0	1.50	98.50
1 SFR CUST - 0% - 0											
Heated Area: 2589											
HX Base Yr											

BLD DATE	04/01/2008	DJ	LGL DATE	
XF DATE			LAND DATE	05/07/2025
INC DATE			AG DATE	MLU
3690 S FLETCHER AVE, FERNANDINA BEACH				

TOTAL OB/XF									
29,948									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		595,362	
TOTAL MARKET OB/XF VALUE		29,948	
TOTAL LAND VALUE - MARKET		1,591,820	
TOTAL MARKET VALUE		2,217,130	
SOH/AGL Deduction		117,116	
ASSESSED VALUE		2,100,014	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,100,014	
TOTAL JUST VALUE		2,217,130	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,981,049	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20221889	REMODEL	800,000	03/07/2022
20110168	REMODEL	400	02/04/2011
20110169	REMODEL	500	02/04/2011
20110140	REMODEL	28,000	02/02/2011
20100765	REMODEL	2,400	05/10/2010
20100766	REPAIR/RRF	800	05/10/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2481/1271	6/15/2021	WD	U	I	11
GRANTOR: EVANS BARRY H					
GRANTEE: EVANS BARRY H TRUST					
0837/1062	6/12/1998	WD	U	I	
GRANTOR: MANNING MARK V & DIXI					
GRANTEE: EVANS BARRY H					

BUILDING NOTES									
BAS=[YR=1993;ORIG=0,0] W2 W30 N12 W21 S23 E10 E13 S17 E10 E20 N28 \$									
FUS=[YR=1993;ORIG=15,0] S28 E3 E10 E20 N28 W33 \$									
FGR=[YR=1993;ORIG=-43,28] W10 S10 E23 N5 N22 W13 S17 \$									
FOP=[YR=1993;ORIG=47,-15] W31 S15 E31 N15 \$									
BAS=[YR=2024;ORIG=-20,28] E20 S5 W20 N5 \$									
STR=[YR=2007;ORIG=48,0] E2 N20 W3 S5 S15 E1 \$									
FOP=[YR=1993;ORIG=-30,33] E10 N5 W10 S5 \$									
FUS=[YR=2024;ORIG=18,28] E10 S5 W10 N5 \$									
PTR=[ORIG=0,0] E15 W15 \$									
FOP=[YR=2024;ORIG=-32,0] E30 N12 W30 S12 \$									
BAS=[YR=2024;ORIG=-43,28] W10 N17 E10 S17 \$									