BLOCK 14 LOTS 8 9 & 10 & PT
OF WITHLOCOOCHEE AVE
IN OR 1157/776

RAYFIELD DOROTHY LESSO & MARK A
109 WESTVIEW WAY
EATONTON, GA 31024

2025

00-00-31-1680-0014-0080

BUILDING CHARACTERISTICS

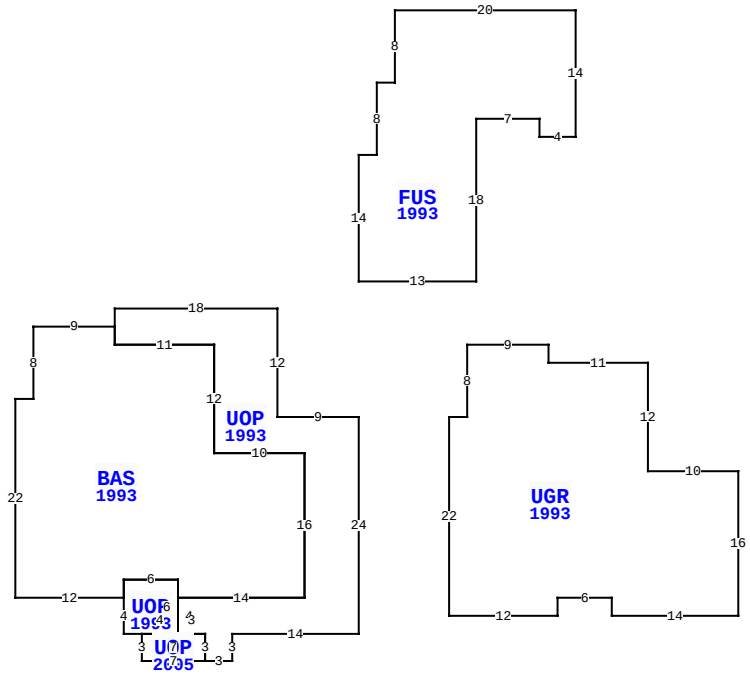
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1059.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	770	100	1993	770	112,386
FUS	482	100	1993	482	70,351
UGR	770	45	1993	346	50,501
UOP	36	20	1993	7	1,022
UOP	377	20	1993	75	10,947
UOP	21	20	2005	4	583
TOTALS	2,456			1,684	245,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,684	111.3000	175.85	296,131	1990	1990	0	0	0	17.00	83.00

1 SFR CUST – 0% - 0 Heated Area: 1252 HX Base Yr



BLD DATE	03/13/2008 DJ	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

3699 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	245,789
TOTAL MARKET OB/XF VALUE	1,850
TOTAL LAND VALUE - MARKET	568,069
TOTAL MARKET VALUE	815,708
SOH/AGL Deduction	58,334
ASSESSED VALUE	757,374
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	757,374
TOTAL JUST VALUE	815,708
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	706,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100617	REPAIR/RRF	28,360	04/15/2010
20051592	H/AC	3,000	04/15/2005
20051586	H/AC	2,000	04/14/2005
B9154	REPAIR/RRF	1,800	06/19/1995
5618	NEW CONSTR	80,000	10/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1157/0776	7/29/2003	WD	U	I	24	310,000
GRANTOR: BARBER VIRGINIA						
GRANTEE: RAYFIELD DOROTHY LE						
1088/1116	10/18/2002	PR	Q	I	01	100
GRANTOR: BARBER VIRGINIA P/R F						
GRANTEE: BARBER VIRGINIA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W9 N12 W18 S2 BAS=[YR=1993] W9 S8 W2S22 E12 UOP=[YR=1993] S4 E2 UOP=[YR=2005] S3 E7 N3 W7 $ E4 N6 W6 S2 $ N2E6 S2 E14 N16 W10 N12 W11 N2$ S2 E11 S12 E10 S16 W14 S4 E3 S3 E3 N3 E14 N24$ PTR= E10 UGR=[YR=1993] E2 N8 E9 S2 E11 S12 E10 S16 W14 N2 W6 S2 W12 N22$ W10$ PTR=N15 FUS=[YR=1993] N14 E2 N8 E2 N8 E20 S14 W4 N2 W7 S18 W13$ S15$.

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
1	0803	ASPHALT C	0	0	0	0	1,274.00	SF	2.00	2.00	100	1990	1990	3	50	1,274	
2	1242	WD DECK A	0	0	0	0	176.00	SF	10.00	10.00	100	2006	2006	3	24	422	
3	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2006	2006	3	24	154	

LAND DESCRIPTION

TOTAL OB/XF 1,850

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		R-1	75.00	125.00	75.00	FF	1	1.09	1.00	1.01	7,500.00	7,574.25	568,069							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 568,069 Market: 0 Agricultural: 0 Common: 568,069 PRINTED 07/30/2025 BY SYS