

BLOCK 5 LOT 7
IN OR 2070/904
SOUTH BEACH SUB PB 3/11

BAER ROBERT H JR & PATRICIA POTTS
263 WINDSTONE DRIVE
FLETCHER, NC 28732

2025

00-00-31-1720-0005-0070



BUILDING CHARACTERISTICS		
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	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
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NEIGHBORHOOD/LOC	1059.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1993	1,080	118,200
FOP	170	30	1993	51	5,582
FUS	1,080	100	1993	1,080	118,200
PTO	194	5	1993	10	1,095
UOP	36	20	1993	7	766

TOTALS	2,560			2,228	243,842
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	44	22	968.00	SF	5.20
2	0810	CONCRETE A	0	0	0	0	146.00	SF	6.50
3	0810	CONCRETE A	0	0	12	12	144.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R-3	50.00	100.00	50.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,228	100.5000	132.66	295,566	1967	1987	0	0	0	17.50	82.50
1 DUPLEX - 0% - 0												
Heated Area: 2160 HX Base Yr												
BAS 1993 36 36 4 6 11 30 30 34 5 PTO 1993 FUS 1993 36 36 4 4 5 30 30 34 5 FOP 1993 4 UOP 1993												

3095 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/07/2025
	INC DATE		AG DATE	MLU

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
1	0811	CONCRETE B	0	0	44	22	968.00	SF	5.20	5.20	100	1967	1967	3	20	1,007	
2	0810	CONCRETE A	0	0	0	0	146.00	SF	6.50	6.50	100	1967	1967	3	20	190	
3	0810	CONCRETE A	0	0	12	12	144.00	SF	6.50	6.50	100	1970	1970	3	20	187	

TOTAL OB/XF													1,384
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
R-3	50.00	100.00	50.00	FF	1	1.00	1.00	1.00	7,500.00	7,500.00	3		

Total Acres: 0.00	Total Land Value: 375,000	Market: 0	Agricultural: 0	Common: 375,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				243,842	
TOTAL MARKET OB/XF VALUE				1,384	
TOTAL LAND VALUE - MARKET				375,000	
TOTAL MARKET VALUE				620,226	
SOH/AGL Deduction				22,562	
ASSESSED VALUE				597,664	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				597,664	
TOTAL JUST VALUE				620,226	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				543,331	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070819	H/AC	4,000	05/10/2007
20060629	OTHER	2,400	03/29/2006
B9710567	REPAIR/RRF	2,000	06/25/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2070/0904	8/29/2016	WD	Q	I	01	373,000	
GRANTOR: GILLESPIE JOHN F & MI							
GRANTEE: BAER ROBERT H JR &							
0535/0695	1/26/1988	WD	Q	I		94,500	
GRANTOR: SIMS PAUL JR & M S							
GRANTEE: GILLESPIE JOHN & M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W30 S36 PTO=[YR=1993] S5 E34 N11 W4 S6 W30\$ E30 N36\$ PTR= E20 FUS=[YR=1993] E30 S36 FOP=[YR=1993] E4 S5 UOP=[YR=1993] S9 W4 N9 E4\$ W34 N5 E30\$ W30 N36\$ W20\$.									