

INGLEE FAMILY TRUST/INGLEE WILLIAM B III TRUSTEE
1744 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-1401-008A-0081

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 70

Exterior Wall17CB STUCCO 30

Roof Structure08IRREGULAR 100

Roof Cover03COMP SHNGL 70

Roof Cover12MODULAR MT 30

Interior Wall05DRYWALL 100

Interior Floor11CLAY TILE 100

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms4 100

Frame Stories Units03MASONRY 100
3. 100
0 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1050.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAL5015202081,872

BAL262152020399,124

FGR59255202032676,261

FOP1630202051,169

FOP60302020184,210

FOP84302020255,848

FOP2503020207517,545

FOP2503020207517,545

FOP40030202012028,071

FST826552020454106,204

TOTALS5,4403,795887,765

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10416DUNEWALKS010000436.00SF30.0030.00100200020003202,616

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000120CRES OCEAN1000006R-150.00198.0050.00FF1.001.001.2521,000.0026,250.001,312,500

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 1,312,500Market: 0Agricultural: 0Common: 1,312,500PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500113,795144.0180239.07907,27120202020002.1597.85

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE887,765

TOTAL MARKET OB/XF VALUE2,616

TOTAL LAND VALUE - MARKET1,312,500

TOTAL MARKET VALUE2,202,881

SOH/AGL Deduction873,054

ASSESSED VALUE1,329,827

TOTAL EXEMPTION VALUEHX HB WR56,411

BASE TAXABLE VALUE1,273,416

TOTAL JUST VALUE2,202,881

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE2,052,464

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2812/9998/26/2025WDU I I11100

GRANTOR: INGLEE WILLIAM B IIII

GRANTEE: INGLEE FAMILY TRUST

1913/15724/24/2014WDQ Q I I01795,000

GRANTOR: RYCROFT ROBERT A & MA

GRANTEE: INGLEE WILLIAM B &

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W40 S10 FST=[YR=2020] S31 FOP=[YR=2020] S6 E10 N6 W10\$ E10 S7 E3 FOP=[YR=2020] E8 N2 W8 S2\$ N2 E8 S2 E3 N1 FGR=[YR=2020] E16 N37 W16 S37\$ N37 W24\$ E40 N10\$ PTR=E15 BAL=[YR=2020] E25 S4 E15 S4 E2 S6 W2 FUS=[YR=2020] S37 W16 N5 W14 S5 BAL=[YR=2020] S5 W10 N5 E10\$ W10 N37 FOP=[YR=2020] N10 E25 S10 W25\$ E40\$ W15 N10 W25 N4\$ W15\$ PTR=E70 FOP=[YR=2020] E25 S10 FUS=[YR=2020] E15 S31 W16 FOP=[YR=2020] S6 W14 N6 E14\$ W24 N31 E25\$ W25 N10\$ W70\$.