BLK 5 PT LOT 6 IN OR 1911/1246
OCEAN CITY NORTH PBK 2/38

BAXLEY PROPERTIES & INVESTMENT LLC
_ACCOUNTS PAYABLE, PO BOX 1159
WILLACOOCHEE, GA 31650

2026

00-00-31-1520-0005-0060

BUILDING CHARACTERISTICS

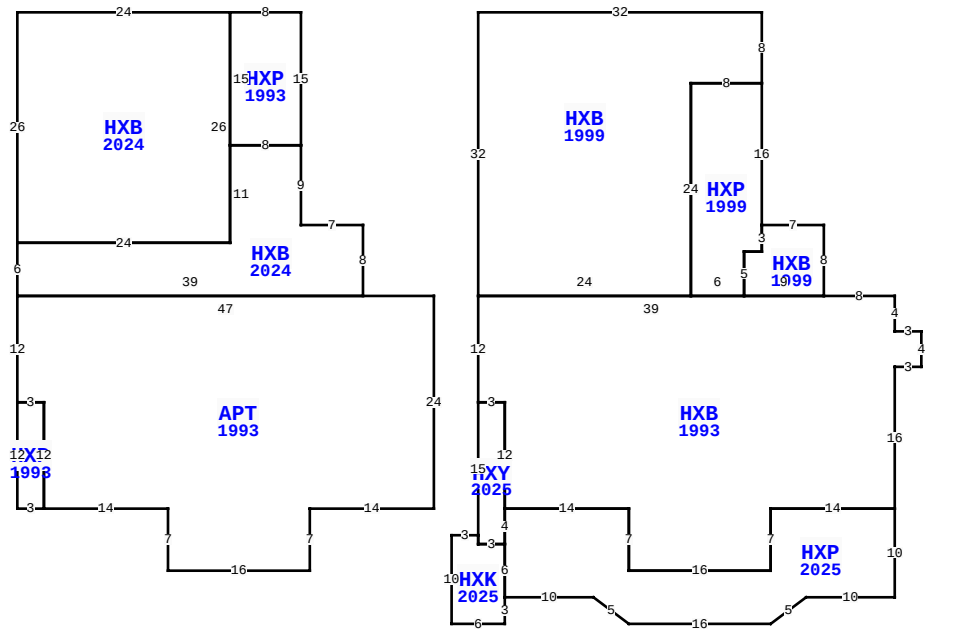
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		7 100
Bathrooms		6.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,204	100	1993	1,204	156,011
HXB	1,216	100	1993	1,216	157,566
HXB	66	100	1999	66	8,552
HXB	832	100	1999	832	107,808
HXB	336	100	2024	336	43,538
HXB	624	100	2024	624	80,856
HXK	57	10	2025	6	778
HXP	36	30	1993	11	1,425
HXP	120	30	1993	36	4,665
HXP	182	30	1999	55	7,127
TOTALS	5,109			4,509	584,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	4,509	110.8884	154.13	694,972	1940	1990	0	0	0	15.93	84.07

1 DUPLEX 0% - 0 Heated Area: 4278 HX Base Yr



** This building has 12 Sub-Areas

669 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	584,263
TOTAL MARKET OB/XF VALUE	68,921
TOTAL LAND VALUE - MARKET	629,000
TOTAL MARKET VALUE	1,282,184
SOH/AGL Deduction	297,882
ASSESSED VALUE	984,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	984,302
TOTAL JUST VALUE	1,282,184
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,081,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0623	POOL	100,000	12/22/2023
20051578	METAL ROOF	2,000	04/14/2005
20040724	VINYL PICKET FENC	1,000	04/13/2004
20010107	REPLACE ARBOR	1,000	01/25/2001
19970000	REMODEL	500	12/01/1997
19970000	H/AC	1,300	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1911/1246	3/28/2014	SW	U	I	12	375,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: BAXLEY PROPERTIES &						
1883/1648	10/07/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEUTSCHE BANK NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993;ORIG=59,32] E8 S4 E3 S4 W3 S16 W14 S7 W16 N7 W14 N12 W3 N12 E39 $
APT=[YR=1993;ORIG=-32,32] S12 E3 S12 E14 S7 E16 N7 E14 N24 W47 $
HXB=[YR=1999;ORIG=20,0] E32 S8 W8 S24 W24 N32 $
HXB=[YR=2024;ORIG=-8,0] W24 S26 E24 N26 $
HXB=[YR=2024;ORIG=-32,26] S6 E39 N8 W7 N9 W8 S11 W24 $
HXP=[YR=1999;ORIG=52,8] S16 S3 W2 S5 W6 N24 E8 $
HXP=[YR=1993;ORIG=0,0] W8 S15 E8 N15 $
HXB=[YR=1999;ORIG=52,24] E7 S8 W9 N5 E2 N3 $
HXP=[YR=1993;ORIG=-32,44] S12 E3 N12 W3 $
PTR=[ORIG=0,0] E20 W20 $

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	91	3,185	
4	0820	WOOD WALK	0	0	8	12	96.00	SF	11.75	11.75	100	1975	1975	3	40	451	
5	1241	WD DECK G	0	0	0	0	631.00	UT	15.53	15.53	100	1998	1998	3	24	2,351	
6	1076	TRELLIS A	0	0	0	0	388.00	SF	7.50	7.50	100	1996	1996	3	85	2,474	
7	0820	WOOD WALK	0	0	0	0	48.00	SF	11.75	11.75	100	2001	2001	3	40	226	
10	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	
11	1242	WD DECK A	0	0	0	0	1,055.00	SF	10.00	10.00	100	2025	2024		97	10,234	

LAND DESCRIPTION

TOTAL OB/XF 68,921

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	000800	C	MULTI-FAMILY	0	0006	R-1	74.00	98.00	74.00	FF		1.00	1.00	1.00	8,500.00	8,500.00	629,000							

REVIEW DATE 05/15/2024 BY HS Total Acres: 0.00 Total Land Value: 629,000 Market: 0 Agricultural: 0 Common: 629,000 PRINTED 07/09/2026 BY SYS