

BLOCK 7 LOTS 5 THRU 8 &
LOTS 1 THRU 4 &
E35 FT OF LOTS 25 THRU 32

OAKWOOD PROPERTIES INC
PO BOX 4200
TUPELO, MS 38803

2026

00-00-31-1680-0007-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	15	HARDTILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		6.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	1053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	128	15	2013	19	12,902
BAS	2,315	100	2013	2,315	572,020
FOP	96	30	2013	29	19,693
FOP	108	30	2013	32	21,730
FOP	1,215	30	2013	364	247,177
FST	70	55	2013	38	25,804
FST	70	55	2013	38	25,804
FST	320	55	2013	176	119,514
FUS	819	100	2013	819	556,149
FUS	1,977	100	2013	1,977	342,498
TOTALS	7,243			5,819	951,439

** This building has 14 Sub-Areas

3860 S FLETCHER AV, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/24/2026 MLU

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
4	1075	TRELLIS G	0	0	27	12	324.00	SF	35.00
5	0860	POOL/SPA	0	0	0	0	1.00	UT	75,000.00
7	0991	TENNIS CRT	0	0	60	12	1.00	UT	7,200.00
10	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00
11	0416	DUNEWALKS	0	0	402	4	1,608.00	SF	15.00
13	1076	TRELLIS A	0	0	28	3	84.00	SF	7.50

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2,000.00	100	2013	2013	3	94	1,880	
2,000.00	100	2013	2013	3	94	1,880	
35.00	100	2013	2013	3	64	7,258	
75,000.00	100	2013	2013	04	90	67,500	
7,200.00	100	2013	2013	3	90	6,480	
10,000.00	100	2013	2013	3	100	10,000	
15.00	100	2013	2013	3	50	12,060	
7.50	100	2013	2013	3	90	567	

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	100.00	400.00	100.00
2	000120	C	RES OCEAN	0		R-1	100.00	400.00	100.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
FF		1.00	1.00	1.00	21,000.00	21,000.00	2,100,000		
FF		1.00	1.00	1.00	21,000.00	21,000.00	2,100,000		

REVIEW DATE 01/01/2023 BY CD

Total Acres: 0.00

Total Land Value: 4,200,000

Market: 0

Agricultural: 0

Common: 4,200,000

PRINTED 07/09/2026 BY SYS

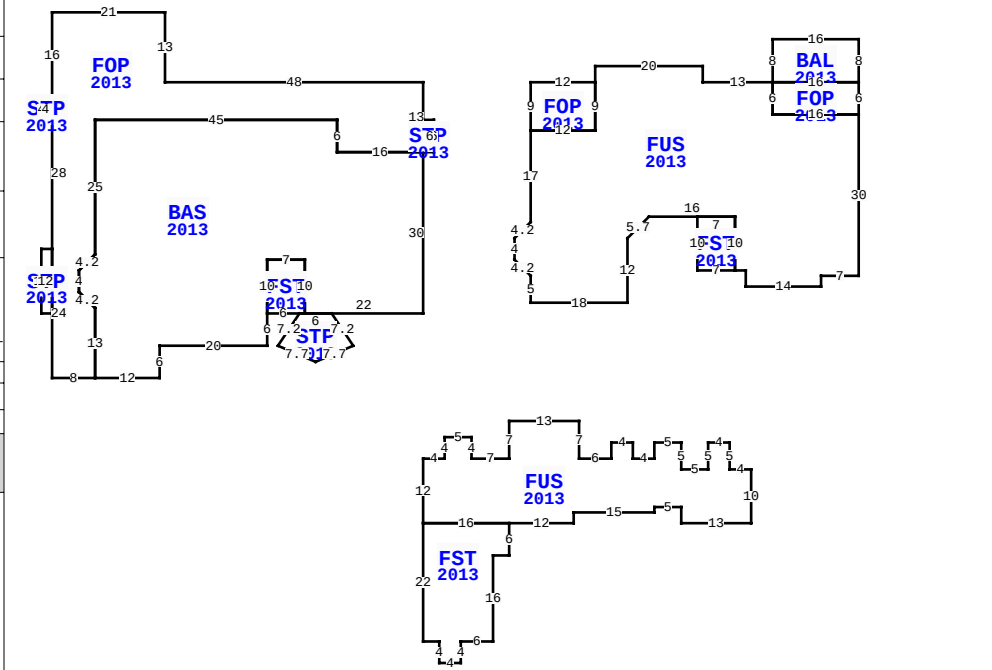
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	22	5,819	432.8778	718.58	4,181,417	2013	2013	0	0	5.50	94.50

1 SFR CUST 0% - 0

Heated Area: 5111

HX Base Yr



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,541,131
TOTAL MARKET OB/XF VALUE	107,625
TOTAL LAND VALUE - MARKET	4,200,000
TOTAL MARKET VALUE	8,848,756
SOH/AGL Deduction	792,588
ASSESSED VALUE	8,056,168
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,056,168
TOTAL JUST VALUE	8,848,756
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	9,004,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121339	SLATE ROOF	26,790	07/09/2012
20120683	H/AC	50,000	04/19/2012
20111883	NEW CONSTR	7,500	10/19/2011
20111884	NEW CONSTR	2,500	10/19/2011
20111771	NEW CONSTR	5,500	10/04/2011
20111718	NEW CONSTR	1,225,000	09/28/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1683/1550	6/18/2010	WD	U	V	37

GRANTOR: WIGGINS ROBERT L SR
GRANTEE: OAKWOOD PROPERTIES
1126/1504 4/02/2003 WD Q V 1,025,000
GRANTOR: EVERITT JANE
GRANTEE: WIGGINS ROBERT L SR

BUILDING NOTES

BUILDING DIMENSIONS									
FOP=[YR=2013]	W48	N13	W21	S16	STP=[YR=2013]	W25	E4	N24	S\$28

STP=[YR=2013] W2S12E2N12\$ S24E8 BAS=[YR=2013] E12 N6E20N6
FST=[YR=2013] E6 STP=[YR=2013] D6 L4 D3 R7 U3 R7 U6 L4
W6\$ E1 N10 W7 S10\$ N10E7S10E22N30 W16 N6 W45 S25 D3 L3 S4
D3 R3 S13\$ N13 U3 L3 N4 U3 R3 N25 E45 S6 E16
STP=[YR=2013] E2N6W2S6\$ N13\$ PTR=E20 FOP=[YR=2013] E12
FUS=[YR=2013] N3 E20 S3 E13 BAL=[YR=2013]
N8E16S8W16\$FOP=[YR=2013] E16S6W16N6\$ S6E16 S30 W7 S2 W14 N3
W2 FST=[YR=2013] W7N10E7S10\$N10W16 D4 L4 S12W18N5 U3 L3 N4 U3
R3 N17E12 N9\$ S9W12N9\$ W20\$ PTR=S70 FUS=[YR=2013]
E4N4E5S4E7N7E13S7E6N3 E4S3E4N3E5S5E5N5E4S5E4S10W13N3
W5S1W15S2W12 FST=[YR=2013] S6W3S16W6 S4W4N4W3N22E16\$ W16N12\$

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