IN OR 2240/1726

BARRY LAND LLC
4990 WELLINGTON DR
MACON, GA 31210

2026

10-2N-28-0000-0023-0000

BUILDING CHARACTERISTICS

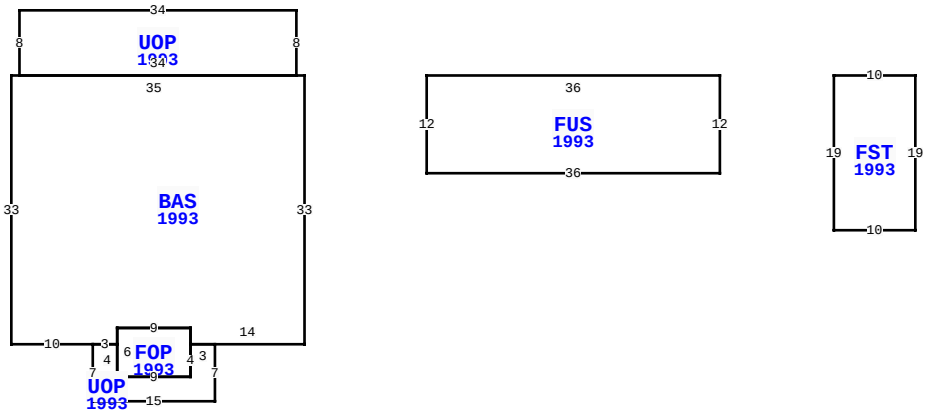
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD 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
NEIGHBORHOOD/LOC	1053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100	1993	1,170	199,755
FOP	54	30	1993	16	2,732
FST	190	55	1993	104	17,756
FUS	432	100	1993	432	73,756
UOP	69	20	1993	14	2,390
UOP	272	20	1993	54	9,219
TOTALS	2,187			1,790	305,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,790	121.0000	200.86	359,539	1989	1995	0	0	0	15.00	85.00

1 SFR CUST 0% - 0 Heated Area: 1602 HX Base Yr



4210 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	305,608
TOTAL MARKET OB/XF VALUE	4,403
TOTAL LAND VALUE - MARKET	1,312,500
TOTAL MARKET VALUE	1,622,511
SOH/AGL Deduction	28,807
ASSESSED VALUE	1,593,704
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,593,704
TOTAL JUST VALUE	1,622,511
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,486,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983406	REPAIR/RRF	3,000	03/25/1998
B959301	REPAIR/RRF	3,000	09/18/1995
1342	NEW CONSTR	4,200	02/27/1989
2318	NEW CONSTR	3,000	01/20/1989
1029	H/AC	3,000	01/20/1989
5163	NEW CONSTR	100,000	01/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2240/1726	11/19/2018	QC	U	I	11	100
GRANTOR: BARRY CAROLYN WADE &						
GRANTEE: BARRY LAND LLC						
1393/1892	3/07/2006	QC	U	I	07	100
GRANTOR: BARRY LAND LLC						
GRANTEE: BARRY CAROLYN WADE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UOP=[YR=1993] N8 W34 S8 E34 $ W35 S33 E10 UOP=[YR=1993] S7 E15 N7 W3 FOP=[YR=1993] N2 W9 S6 E9 N4 $ S4 W9 N4 W3 $ E3 N2 E9 S2 E14 N33 $ PTR= E15 FUS=[YR=1993] E36 S12 W36 N12 $ W15 $ PTR= E65 FST=[YR=1993] E10 S19 W10 N19 $ W65 $.

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	0416	DUNEWALKS	0	0	130	4	520.00	SF	30.00	30.00	100	1989	1989	3	20	3,120	
3	0416	DUNEWALKS	0	0	4	3	12.00	SF	30.00	30.00	100	1989	1989	3	20	72	
4	0416	DUNEWALKS	0	0	40	4	160.00	SF	30.00	30.00	100	1989	1989	3	20	960	
5	1241	WD DECK G	0	0	21	4	84.00	UT	11.50	11.50	100	2000	2000	3	26	251	

LAND DESCRIPTION

TOTAL OB/XF 4,403

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	000120	C	RES OCEAN	0	0004	R-1	50.00	400.00	50.00	FF		1.00	1.00	1.25	21,000.00	26,250.00	1,312,500							

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