

LOT 34 IN OR 951/267
AMELIA LIGHTHOUSE
RESERVATION

DAVIS FRANKLIN B & AMY D
130 POWERS PLANTATION CT
MACON, GA 31220

2023

00-00-31-1020-0034-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floor	12	HARDWOOD 50
Interior Floor	15	HARDTILE 50
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 0800 MULTI-FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	266	15	40	5,648
BAS	984	100	984	138,952
FOP	30	30	9	1,271
FST	66	55	36	5,083
FUS	984	100	984	138,952
PTO	147	5	7	988
STR	16	10	2	283
STR	20	10	2	283
STR	40	10	4	565

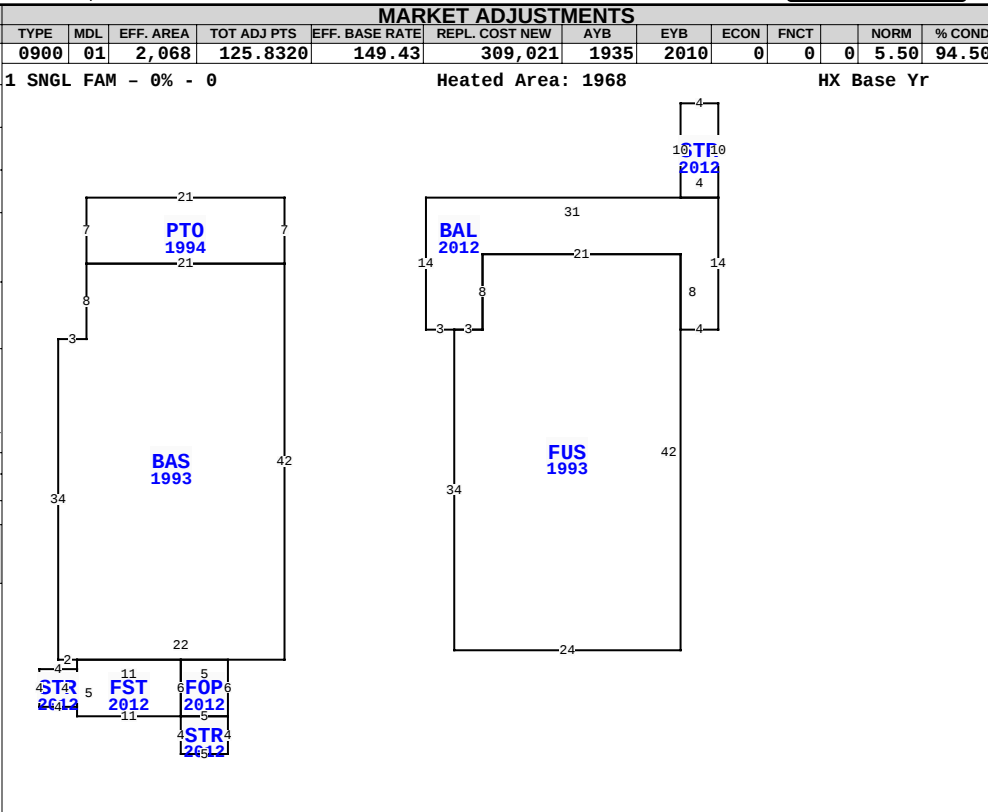
TOTALS 2,553 2,068 292,025

EXTRA FEATURES

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	0476	VF 6 SBPL	0	0	0	20.00	LF	32.00	32.00	100	2011	2011	3	83	531	
2	0810	CONCRETE A	0	0	0	145.00	SF	6.50	6.50	100	2012	2012	3	94	886	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	SFR OCN FT	0	0006	R-3	50.00	266.00	50.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	750,000							



240 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 1,417

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	SFR OCN FT	0	0006	R-3	50.00	266.00	50.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	750,000							

REVIEW DATE 02/22/2018 BY DJX Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/02/2023 BY SYS

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		457,383	
TOTAL MARKET OB/XF VALUE		1,417	
TOTAL LAND VALUE - MARKET		750,000	
TOTAL MARKET VALUE		1,208,800	
SOH/AGL Deduction		37,609	
ASSESSED VALUE		1,171,191	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,171,191	
TOTAL JUST VALUE		1,208,800	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,233,665	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120821	POD 5/8-11/12	0	05/11/2012
20120060	INTERIOR REMODEL	55,000	01/13/2012
20112162	DEMOLISH INTERIOR	2,500	12/05/2011
20112151	REMOVE OLD SIDING	1,000	11/29/2011
20112152	HARDEE BOARD SIDI	23,500	11/29/2011
20112127	POD IN DRIVEWAY T	100	11/23/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0951/0267	9/27/2000	WD	U	I	
GRANTOR: FLYNN PAUL & MARIA					
GRANTEE: DAVIS FRANKLIN B &					
0728/1456	5/01/1995	WD	Q	I	
GRANTOR: MANNING JESSE & CAROL					
GRANTEE: FLYNN PAUL & MARIA					

SALE PRICE 515,000

178,900

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1994] W21S7 BAS=[YR=1993] S8W3 S34 E2 FST=[YR=2012] S1 STR=[YR=2012] W4S4E4N4 \$ S5E11 STR=[YR=2012] S4E5N4 FOP=[YR=2012] N6W5S6E5\$ W5\$ N6W11\$ E22N42W21\$ E21N7\$ PTR=E15 BAL=[YR=2012] S14E3 FUS=[YR=1993] S34E24 N42W21S8W3\$ E3N8E21S8E4N14 STR=[YR=2012] N10W4S10E4\$ W31\$ W15\$.

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