LOT 55
BY WILL & OR 74/30
OR 807/1779 & L/E OR 1573/899

SMITH ADA G EST/SMITH STANLEY ET AL
P O BOX 285
JESUP, GA 31598

2023

00-00-31-114A-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

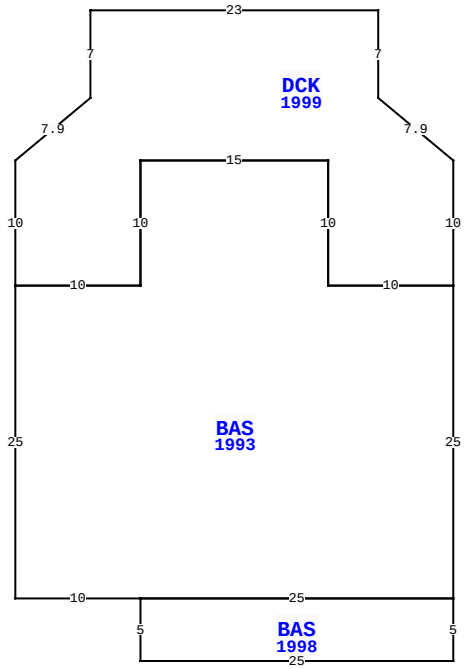
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	09	PINE WOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100	1,025	155,730
BAS	125	100	125	18,991
DCK	506	10	51	7,748
TOTALS	1,656		1,201	182,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,201	121.1580	172.65	207,353	1930	1998	0	0	0	12.00	88.00

1 SFR CUST – 0% - 0 Heated Area: 1150 HX Base Yr



2646 S FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	182,471
TOTAL MARKET OB/XF VALUE	1,529
TOTAL LAND VALUE - MARKET	750,000
TOTAL MARKET VALUE	934,000
SOH/AGL Deduction	0
ASSESSED VALUE	934,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	934,000
TOTAL JUST VALUE	934,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	941,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B972354	REMODEL	70,000	12/05/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1573/0899	6/24/2008	WD	U	I	18	100
GRANTOR: SMITH ALAN B						
GRANTEE: SMITH ALAN B L/E						
0807/1779	9/29/1997	DG	U	I	06	100
GRANTOR: SMITH NELL BUTTOLPH						
GRANTEE: SMITH ROBERT B						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1999] W23 S7 D5 L6 S10 BAS=[YR=1993] S25 E10 BAS=[YR=1998] S5 E25 N5 W25 $ E25 N25 W10 N10 W15 S10 W10 $ E10 N10 E15 S10 E10 N10 U5 L6 N7$.

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
1	1242	WD DECK A	0	0	0	0	45.00	SF	10.00	10.00	100	1994	1994	3	20	90	
2	1242	WD DECK A	0	0	0	0	69.00	SF	10.00	10.00	100	1998	1998	3	20	138	
3	0415	BEACHWALK	0	0	0	0	1,131.00	SF	5.75	5.75	100	1998	1998	3	20	1,301	

LAND DESCRIPTION

TOTAL OB/XF 1,529

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	SFR OCN FT	0			50.00	290.00	50.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	750,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/02/2023 BY SYS