

N50' OF S200' OF LOT 6 & N50'
OF S150' OF LOT 67
IN OR 2185/892

AIKEN JASON W & RACHELLE R
12229 THOROUGHbred ROAD
OAK HILL, VA 20171

2023

00-00-31-114A-0067-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	06	CUST PANEL 50
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100

Quality	06	Quality Level 06
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

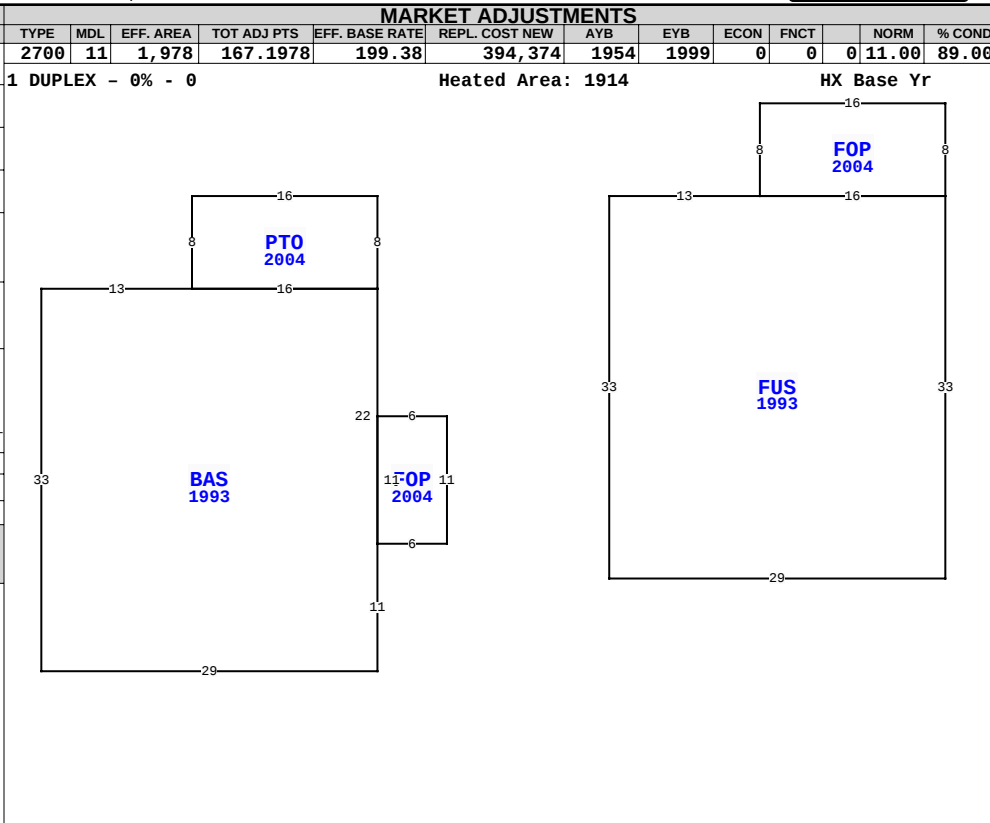
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	957	100	957	169,818
FOP	66	30	20	3,549
FOP	128	30	38	6,743
FUS	957	100	957	169,818
PTO	128	5	6	1,064

TOTALS	2,236		1,978	350,993
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	300.00	SF	6.50	6.50	683
3	0810	CONCRETE A	0	0	21	9	189.00	SF	6.50	6.50	430
4	0810	CONCRETE A	0	0	24	4	96.00	SF	6.50	6.50	218
5	0810	CONCRETE A	0	0	0	0	198.00	SF	6.50	6.50	450
6	0810	CONCRETE A	0	0	11	3	33.00	SF	6.50	6.50	184

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000120	C	SFR OCN FT	0			100.00	290.00	100.00	FF	

REVIEW DATE 01/06/2023 BY HSA



2840 S FLETCHER AVE, FERNANDINA BEACH

TOTAL OB/XF											
1,965											

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1,965											

Total Acres: 0.00 Total Land Value: 1,275,000 Market: 0 Agricultural: 0 Common: 1,275,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	587,482		
TOTAL MARKET OB/XF VALUE	1,965		
TOTAL LAND VALUE - MARKET	1,275,000		
TOTAL MARKET VALUE	1,864,447		
SOH/AGL Deduction	100,574		
ASSESSED VALUE	1,763,873		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,763,873		
TOTAL JUST VALUE	1,864,447		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	1,838,329		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101106	H/AC	2,500	07/07/2010
B0040830	H/AC	3,000	04/28/2004
B0040487	REPAIR/RRF	19,000	03/15/2004
B0034267	REPAIR/RRF	29,000	12/08/2003
E033285	CHNGE SRVC	1,000	06/19/2003
B021868	REPAIR/RRF	4,000	10/31/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2185/0892	3/23/2018	WD	Q	I	01	1,750,000	
GRANTOR: EUNICE K PRICE LIVING							
GRANTEE: AIKEN JASON W & RAC							
0932/0662	5/15/2000	DG	U	I	06	100	
GRANTOR: PRICE EUNICE B							
GRANTEE: HALEY NANCY & EUNIC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2004] W16 S8 BAS=[YR=1993] W13 S33 E29 N11											
FOP=[YR=2004] E6 N11 W6 S11\$ N22 W16\$ E16 N8\$ PTR=E20											
FUS=[YR=1993] E13 FOP=[YR=2004] N8 E16 S8 W16\$ E16 S33 W29											
N33 \$ W20\$.											

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