LOT 156
IN OR 1573/75 & OR 2108/1834
GA FDNA BEACH #2 UNR

GASKIN FRANCES L/UCHEE FARM LLC
PO BOX 356
ADRIAN, GA 31002

2023

00-00-31-134B-0156-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

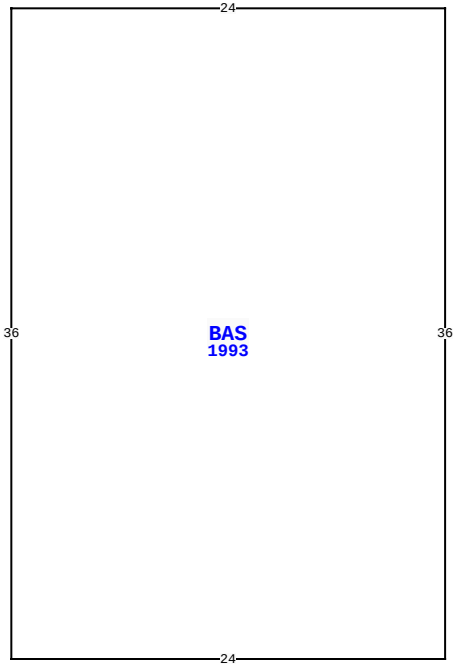
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	69,300
TOTALS	864		864	69,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	864	85.5000	101.53	87,722	1950	1980	0	0	0	21.00	79.00

1 SNGL FAM – 0% - 0 Heated Area: 864 HX Base Yr



732 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	69,300
TOTAL MARKET OB/XF VALUE	458
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	319,758
SOH/AGL Deduction	14,279
ASSESSED VALUE	305,479
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,479
TOTAL JUST VALUE	319,758
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9886-B	REPAIR/RRF	2,000	06/21/1996
2818	REPAIR/RRF	1,500	06/21/1996
8051	REPAIR/RRF	2,000	12/21/1993
6910	REMODEL	4,500	02/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2629/1659	3/30/2023	FJ	U	I	11	0
GRANTOR: RAY VIRGINIA EST						
GRANTEE: BAILES SANDRA						
2108/1834	2/17/2017	DG	U	I	11	100
GRANTOR: BAILES SANDRA R EXECU						
GRANTEE: UCHEE FARM LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S36 E24 N36 $.

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	92.00	SF	10.00	10.00	100	1980	1980	3	20	184	
2	1242	WD DECK A	0	0	0	0	137.00	SF	10.00	10.00	100	1980	1980	3	20	274	

LAND DESCRIPTION

TOTAL OB/XF 458

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	000100	C	SFR	0		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							

REVIEW DATE 08/15/2017 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS