BLOCK 5 LOT N1/2 OF 4
IN OR 2157/696
INTERLACHEN-BY-THE-SEA PB 5/21

BENNETT LAWRENCE R & CAROLYN JOYCE
185 BLACKBIRD ROAD
ALMA, GA 31510

2023

00-00-31-1400-0005-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

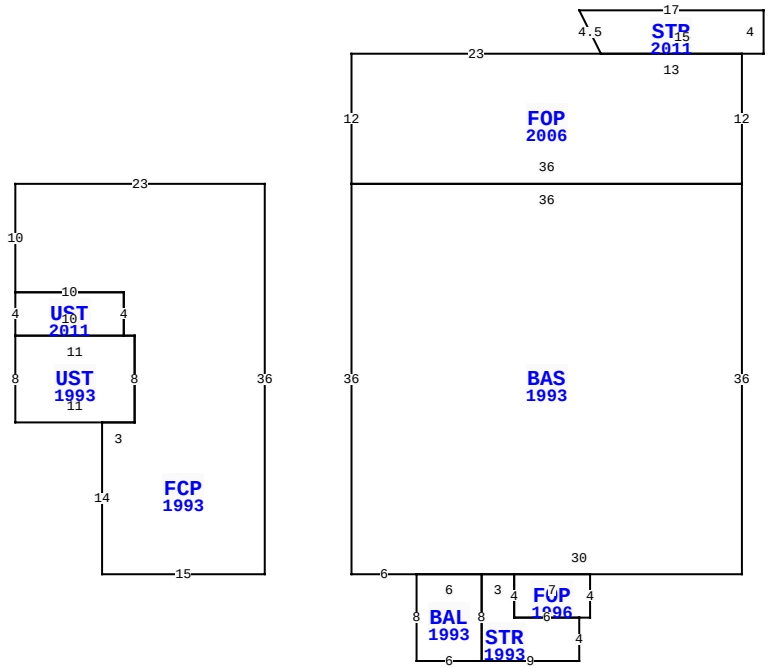
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	48	15	7	1,204
BAS	1,296	100	1,296	222,844
FCP	588	25	147	25,277
FOP	28	30	8	1,376
FOP	432	30	130	22,354
STR	48	10	5	860
STR	64	10	6	1,032
UST	88	45	40	6,878
UST	40	45	18	3,095
TOTALS	2,632		1,657	284,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,657	134.8200	192.12	318,343	1980	2000	0	0	0	10.50	89.50

1 SFR CUST – 0% - 0 Heated Area: 1296 HX Base Yr



1334 N 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	284,917
TOTAL MARKET OB/XF VALUE	6,042
TOTAL LAND VALUE - MARKET	700,000
TOTAL MARKET VALUE	990,959
SOH/AGL Deduction	182,858
ASSESSED VALUE	808,101
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	808,101
TOTAL JUST VALUE	990,959
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	977,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140070	XFOB	6,000	01/13/2014
20121489	METER CHANGE OUT	300	07/25/2012
20110259	REMODEL	4,000	02/17/2011
20060560	REPAIR/RRF	10,000	03/17/2006
20060397	REMODEL	600	02/23/2006
20060245	REMODEL	75,000	01/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2157/0696	11/09/2017	WD	Q	I	01	875,000
GRANTOR: FULLERTON SCOTT D						
GRANTEE: BENNETT LAWRENCE R						
2043/0807	5/06/2016	WD	Q	I	01	785,000
GRANTOR: NELSON JOHN T & MARIL						
GRANTEE: FULLERTON SCOTT D						

BUILDING NOTES

BUILDING DIMENSIONS

STR=[YR=2011] W17 D4 R2 FOP=[YR=2006] W23 S12 BAS=[YR=1993] S36 E6 BAL=[YR=1993] S8 E6 STR=[YR=1993] E9 N4 FOP=[YR=1996] E1N4 W7 S4 E6$W6 N4 W3 S8$ N8 W6$ E30 N36 W36$ E36N12W13$E15N4$ PTR= S16W46 FCP=[YR=1993] W23 S10 UST=[YR=2011] S4 UST=[YR=1993] S8E11 N8W11 $ E10N4W10$ E10S4E1S8W3S14E15 N36$ E46N16$.

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	0810	CONCRETE A	0	0	0	0	648.00	SF	6.50	6.50	100	1980	1980	3	35	1,474	
2	0810	CONCRETE A	0	0	20	8	200.00	SF	6.50	6.50	100	1980	1980	3	35	455	
3	0810	CONCRETE A	0	0	0	0	690.00	SF	6.50	6.50	100	1998	1998	3	77	3,453	
4	0416	DUNEWALKS	0	0	55	4	220.00	SF	15.00	15.00	100	1996	1996	3	20	660	

LAND DESCRIPTION

TOTAL OB/XF 6,042

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	0006	R-1	50.00	125.00	50.00	FF		1.00	1.00	1.00	14,000.00	14,000.00	700,000							

REVIEW DATE 01/26/2017 BY DJ Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 08/02/2023 BY SYS