LOT 3
MIRAMAR BEACH PB 2/61

NORRIS JIMMIE & DONNA
838 BUCKHEAD HALL
RICHMOND HILL, GA 31324

2023

00-00-31-1460-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

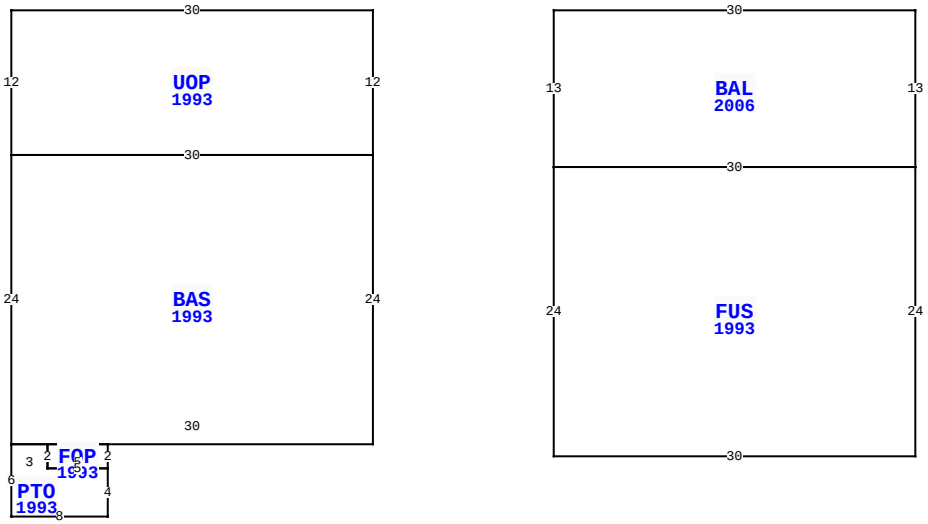
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE 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	390	15	58	7,965
BAS	720	100	720	98,881
FOP	10	30	3	412
FUS	720	100	720	98,881
PTO	38	5	2	275
UOP	360	20	72	9,888
TOTALS	2,238		1,575	216,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,575	141.0354	167.48	263,781	1976	1986	0	0	0	18.00	82.00

1 SNGL FAM – 0% - 0 Heated Area: 1440 HX Base Yr



1338 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	216,300
TOTAL MARKET OB/XF VALUE	1,995
TOTAL LAND VALUE - MARKET	1,125,000
TOTAL MARKET VALUE	1,343,295
SOH/AGL Deduction	99,624
ASSESSED VALUE	1,243,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,243,671
TOTAL JUST VALUE	1,343,295
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,367,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021032	ELEC OTHER	2,000	06/18/2002
7011	REMODEL	24,000	04/22/1992
2345	CHNGE SRVC	500	02/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2271/1961	4/29/2019	WD	U	I	37	750,000
GRANTOR: THOMPSON HENRY A & AD						
GRANTEE: NORRIS JIMMIE & DON						
1221/0089	4/08/2004	WD	Q	I		695,000
GRANTOR: DAY DON W						
GRANTEE: THOMPSON HENRY & AD						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W30 S12 BAS=[YR=1993] S24 PTO=[YR=1993] S6 E8 N4 FOP=[YR=1993] N2 W5 S2 E5 $ W5 N2 W3 $ E30 N24 W30 $ E30 N12 $ PTR= E15 BAL=[YR=2006] E30 S13 FUS=[YR=1993] S24 W30 N24 E30 $ W30 N13 $ W15 $.

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	26	28	728.00	SF	6.50	6.50	100	1976	1976	3	28	1,325	
2	0416	DUNEWALKS	0	0	45	4	180.00	SF	12.00	12.00	100	2006	2006	3	31	670	

LAND DESCRIPTION

TOTAL OB/XF 1,995

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	75.00	125.00	75.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	1,125,000							

REVIEW DATE 01/29/2020 BY DJ Total Acres: 0.00 Total Land Value: 1,125,000 Market: 0 Agricultural: 0 Common: 1,125,000 PRINTED 08/02/2023 BY SYS