LOT 25
IN OR 2245/54
MIRAMAR BEACH PB 2/61

MARTIN ZAN R REVOCABLE TRUST/MARTIN ZAN R TRUSTEE
702 SMITH BRIAR DR
VALDOSTA, GA 31602

2023

00-00-31-1460-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

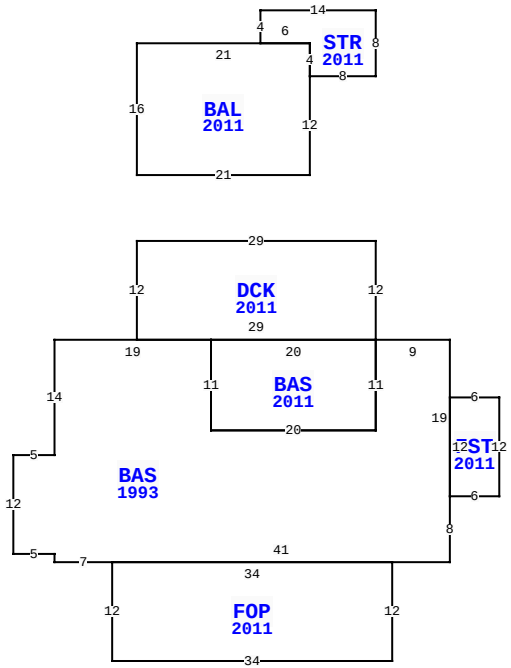
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	336	15	50	7,847
BAS	1,136	100	1,136	178,274
BAS	220	100	220	34,525
DCK	348	10	35	5,493
FOP	408	30	122	19,145
FST	72	55	40	6,277
STR	88	10	9	1,413
TOTALS	2,608		1,612	252,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,612	120.3600	171.51	276,474	1957	2005	0	0	0	8.50	91.50

1 SFR CUST – 0% - 0 Heated Area: 1356 HX Base Yr



1716 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	252,974
TOTAL MARKET OB/XF VALUE	19,075
TOTAL LAND VALUE - MARKET	1,125,000
TOTAL MARKET VALUE	1,397,049
SOH/AGL Deduction	52,229
ASSESSED VALUE	1,344,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,344,820
TOTAL JUST VALUE	1,397,049
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,396,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101551	H/AC	2,500	09/10/2010
20101521	REMODEL	3,000	09/08/2010
20101421	REMODEL	4,600	08/25/2010
20101077	REMODEL	140,000	06/30/2010
20101078	REPAIR/RRF	3,000	06/30/2010
969531	REMODEL	25,000	01/08/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2245/0054	12/18/2018	WD	U	I	11	100
GRANTOR: MARTIN ZAN R						
GRANTEE: MARTIN ZAN R REVOCA						
0473/0324	11/01/1985	WD	Q	I		110,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 DCK=[YR=2011] N12W29S12 E29$ BAS=[YR=2011] S11 W20 N11 E20 $ S11 W20 N11 W19 S14 W5S12E5 S1E7 FOP=[YR=2011] S12E34N12W34$ E41 N8 FST=[YR=2011] E6N12 W6S12$ N19$ PTR=W17N20 BAL=[YR=2011] N12 STR=[YR=2011] E8 N8W14S4E6S4$ N4W21 S16E21$S20 E17$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	95	3,325	
2	0810	CONCRETE A	0	0	0	0	2,270.00	SF	6.50	6.50	100	2011	2011	3	93	13,722	
4	0820	WOOD WALK	0	0	10	4	40.00	SF	11.75	11.75	100	1996	1996	3	40	188	
5	0820	WOOD WALK	0	0	27	4	108.00	SF	11.75	11.75	100	1996	1996	3	40	508	
6	0416	DUNEWALKS	0	0	4	111	444.00	SF	15.00	15.00	100	1996	1996	3	20	1,332	

LAND DESCRIPTION

TOTAL OB/XF 19,075

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	150.00	75.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	1,125,000							

REVIEW DATE 11/15/2018 BY DJX Total Acres: 0.00 Total Land Value: 1,125,000 Market: 0 Agricultural: 0 Common: 1,125,000 PRINTED 08/02/2023 BY SYS