BLOCK 4 LOT 4
OCEAN CITY NORTH PORTION R/P
PBK 2/38

DAVIS FRANKLIN B & AMELIA DUNN
1248 OGLETHORPE ST
MACON, GA 31220

**2023**

**00-00-31-1520-0004-0040**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 23 | REINF CONC 50 |
| Exterior Wall | 27 | PREFIN MTL 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

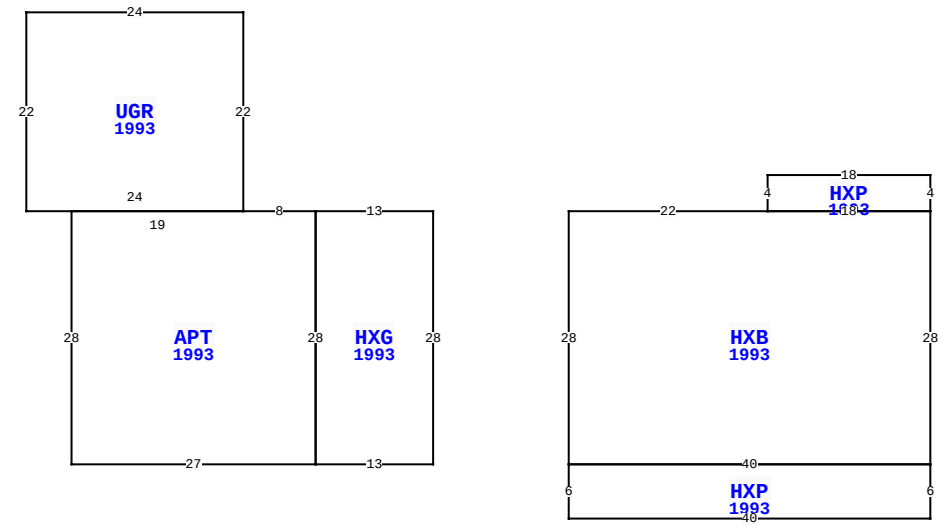
| | | | |
|---|---|---|---|
| DOR CODE | 0800 | MULTI-FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1057.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| APT | 756 | 100 | 756 | 82,377 |
| HXB | 1,120 | 100 | 1,120 | 122,040 |
| HXG | 364 | 55 | 200 | 21,793 |
| HXP | 72 | 30 | 22 | 2,397 |
| HXP | 240 | 30 | 72 | 7,846 |
| UGR | 528 | 45 | 238 | 25,933 |
| TOTALS | 3,080 | | 2,408 | 262,387 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 01 | 2,408 | 108.7800 | 129.72 | 312,366 | 1967 | 1990 | 0 | 0 | 0 | 16.00 | 84.00 |

1 DUPLEX – 0% - 0 Heated Area: 1876 HX Base Yr




551 S FLETCHER AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 262,387 |
| TOTAL MARKET OB/XF VALUE | 6,344 |
| TOTAL LAND VALUE - MARKET | 382,500 |
| TOTAL MARKET VALUE | 651,231 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 651,231 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 651,231 |
| TOTAL JUST VALUE | 651,231 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 612,127 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20091484 | OTHER | 750 | 10/29/2009 |
| 20052565 | REPAIR/RRF | 5,000 | 08/30/2005 |
| 20021834 | XFOB | 2,000 | 10/23/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2569/0239 | 11/01/2021 | WD | U | I | 11 | 100 |
| GRANTOR: AMELIA 551 LLC | | | | | | |
| GRANTEE: DAVIS FRANKLIN B & | | | | | | |
| 2510/0906 | 11/01/2021 | WD | U | I | 39 | 479,000 |
| GRANTOR: AMELIA 551 LLC | | | | | | |
| GRANTEE: DAVIS FRANKLIN B & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

HXG=[YR=1993] W13 APT=[YR=1993] W8 UGR=[YR=1993] N22 W24 S22 E24 $ W19 S28 E27 N28 $ S28 E13 N28 $ PTR= E15
HXB=[YR=1993] E22 HXP=[YR=1993] N4 E18 S4 W18 $ E18 S28
HXP=[YR=1993] S6 W40 N6 E40 $ W40 N28 $ 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 | 0 | 0 | 653.00 | SF | 6.50 | 6.50 | 100 | 1967 | 1967 | 3 | 20 | 849 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 8 | 96.00 | SF | 30.00 | 30.00 | 100 | 1980 | 1980 | 3 | 20 | 576 | |
| 3 | 1241 | WD DECK G | 0 | 0 | 15 | 4 | 60.00 | UT | 11.50 | 11.50 | 100 | 2002 | 2002 | 3 | 32 | 221 | |
| 4 | 1241 | WD DECK G | 0 | 0 | 13 | 4 | 124.00 | UT | 11.50 | 11.50 | 100 | 2002 | 2002 | 3 | 32 | 456 | |
| 5 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 1,090.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 35 | 2,480 | |
| 6 | 0810 | CONCRETE A | 0 | 0 | 22 | 16 | 352.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 77 | 1,762 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,344

| 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 | 000800 | C | MULTI-FAM | 0 | 0006 | R-3 | 75.00 | 99.00 | 75.00 | FF | | 1.00 | 1.00 | 0.85 | 6,000.00 | 5,100.00 | 382,500 | | | | | | | |

REVIEW DATE 10/23/2018 BY DJX Total Acres: 0.00 Total Land Value: 382,500 Market: 0 Agricultural: 0 Common: 382,500 PRINTED 08/02/2023 BY SYS