

BLOCK 7 LOT 5
IN OR 1839/993
OCEAN CITY N PB 2/38

SINGLETON REV TRUST/SINGLETON JENNIFER W CO-TRUSTE
76 HUCKABEE ST
MCRAE, GA 31055

2023

00-00-31-1520-0007-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	07	SPECIAL 100
Stories	2.	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	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,636	100	1,636	239,654
FGR	512	55	282	41,310
FGR	512	55	282	41,310
FOP	12	30	4	586
FOP	726	30	218	31,934
FST	66	55	36	5,274

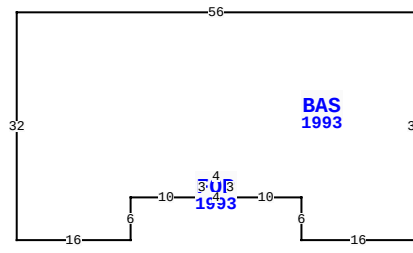
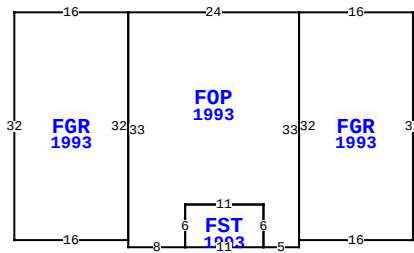
TOTALS	3,464		2,458	360,067
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0820	WOOD WALK	0	0	30	8	240.00	SF	11.75
2	0855	CONC PAVER	0	0	0	0	443.00	SF	10.00
3	0811	CONCRETE B	0	0	0	0	2,240.00	SF	5.20
5	1241	WD DECK G	0	0	8	43	344.00	UT	15.53
6	0416	DUNE WALKS	0	0	0	0	136.00	SF	15.00
7	1241	WD DECK G	0	0	0	0	356.00	UT	11.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0	0006	R-1	75.00	75.00	75.00

REVIEW DATE 01/14/2021 BY TWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,458	118.8432	169.35	416,262	1986	1995	0	0	0 13.50	86.50
1 SFR CUST - 0% - 0 Heated Area: 1636 HX Base Yr											



764 S FLETCHER AVE, FERNANDINA BEACH

L N	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	0820	WOOD WALK	0	0	30	8	240.00	SF	11.75	11.75	100	2011	2011	3	40	1,128	
2	0855	CONC PAVER	0	0	0	0	443.00	SF	10.00	10.00	100	2012	2012	3	94	4,164	
3	0811	CONCRETE B	0	0	0	0	2,240.00	SF	5.20	5.20	100	2012	2012	3	94	10,949	
5	1241	WD DECK G	0	0	8	43	344.00	UT	15.53	15.53	100	2016	2016	3	84	4,486	
6	0416	DUNE WALKS	0	0	0	0	136.00	SF	15.00	15.00	100	2016	2016	3	78	1,591	
7	1241	WD DECK G	0	0	0	0	356.00	UT	11.50	11.50	100	2016	2016	3	84	3,439	

LAND DESCRIPTION									
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1	000120	C	SFR OCN FT	0	0006	R-1	75.00	75.00	75.00

REVIEW DATE 01/14/2021 BY TWA

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	360,067								
TOTAL MARKET OB/XF VALUE	25,757								
TOTAL LAND VALUE - MARKET	1,125,000								
TOTAL MARKET VALUE	1,510,824								
SOH/AGL Deduction	356,029								
ASSESSED VALUE	1,154,795								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	1,154,795								
TOTAL JUST VALUE	1,510,824								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	1,511,513								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200067	REMODEL	0	02/03/2020
20161387	REPWDWLKWY	13,000	05/16/2016
20131708	ROOF	5,175	07/19/2013
20120408	H/AC	2,500	03/13/2012
20110749	REPAIR SIDING	1,000	05/16/2011
20033705	ELEC OTHER	1,000	08/20/2003

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1839/0993	1/03/2013	WD	U	I	30	100			
GRANTOR: SINGLETON MACK TREVOR									
GRANTEE: SINGLETON MACK TREV									
0613/1194	12/07/1990	WD	Q	I		206,000			
GRANTOR: LYNCH & STORM									
GRANTEE: SINGLETON M TREVOR									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W16 FOP=[YR=1993] W24 FGR=[YR=1993] W16 S32 E16 N32 \$ S33 E8 FST=[YR=1993] E11 N6 W11 S6 \$ N6 E11 S6 E5 N33 \$ S32 E16 N32 \$ PTR= E15 BAS=[YR=1993] E56 S32 W16 N6 W10 FOP=[YR=1993] N3 W4 S3 E4 \$ N3 W4 S3 W10 S6 W16 N32 \$ W15 \$.									

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