

BLK 9 LOT N1/2 OF 4 & S1/2 OF
LOT 3
IN OR 2248/866

MAX A DENTON SR FAMILY LIMITED PARTNERSHIP ET AL/D
8049 OLD NICHOLLS HWY
NICHOLLS, GA 31544

2023

00-00-31-1520-0009-0041



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	12
Interior Wall	05
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	4
Bathrooms	2
Frame	07
Stories	1.
Units	0
BUD8 Adjustme	02
Occupancy	00

Quality	03
DOR CODE	0800
MAP NUM	

NEIGHBORHOOD/LOC	1051.00
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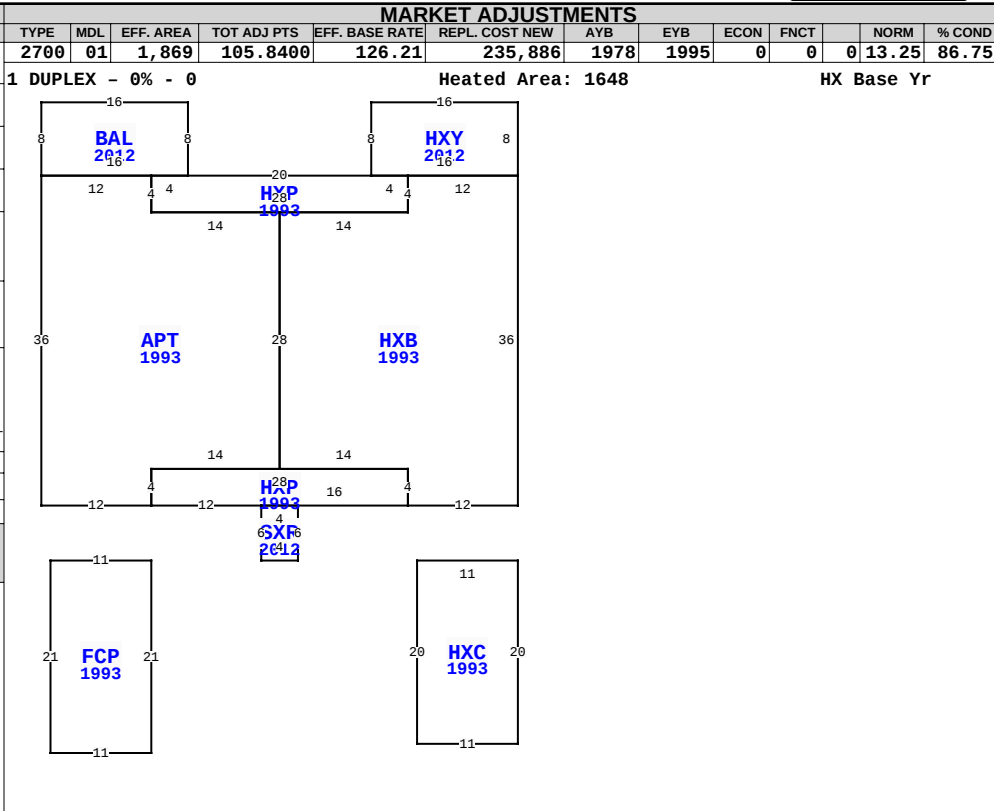
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	824	100	824	90,217
BAL	128	15	19	2,080
FCP	231	25	58	6,350
HXB	824	100	824	90,217
HXC	220	25	55	6,022
HXP	112	30	34	3,722
HXY	112	30	34	3,722
SXR	24	10	2	219

TOTALS	2,603		1,869	204,631
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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
2	0810	CONCRETE A	0	0	0	1,000.00	SF	6.50	6.50	100	1978	1978	3	30	1,950	

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-3	75.00	80.00	75.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	1,125,000							

REVIEW DATE 10/23/2018 BY DJX



538 S FLETCHER AVE, FERNANDINA BEACH

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	TOT LND UTS	TOT ADJ
1	000120	75.00	75.00

Total Acres: 0.00 Total Land Value: 1,125,000 Market: 0 Agricultural: 0 Common: 1,125,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			204,631
TOTAL MARKET OB/XF VALUE			1,950
TOTAL LAND VALUE - MARKET			1,125,000
TOTAL MARKET VALUE			1,331,581
SOH/AGL Deduction			339,862
ASSESSED VALUE			991,719
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			991,719
TOTAL JUST VALUE			1,331,581
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,343,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120436	REPLACE DECKS & S	2,200	03/14/2012
20051790	METAL ROOF	2,000	05/13/2005
20021831	METER BASE 540	1,000	10/23/2002
20021831	METER BASE 540	1,000	10/23/2002
20021832	METER BASE 538	1,000	10/23/2002
10479	REMODEL	35	05/12/1997

OFF RECORD		DATE		TYPE	Q	V	RSN	SALE
Number				INST	U	I	CD	PRICE
2248/0866		1/11/2019		WD	U	I	11	100
GRANTOR: DENTON M.A.								
GRANTEE: MAX A DENTON SR FAM								
2031/0386		2/22/2016		WD	U	I	11	100
GRANTOR: DENTON JOSEPH & WILLI								
GRANTEE: DENTON JOSEPH								

BUILDING NOTES	
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BUILDING DIMENSIONS	
HXY=[YR=2012] W16S8 HXP=[YR=1993] W20 BAL=[YR=2012] N8W16S8	
APT=[YR=1993] S36E12 HXP=[YR=1993] E12 SXR=[YR=2012]	
S6E4N6W4\$ E16 HXB=[YR=1993] E12N36W12S4W14S28 E14S4\$ N4W28S4\$	
N4E14N28W14N4 W12\$ E16\$ W4S4E28N4W4\$ E16N8\$ PTR= S50	
HXC=[YR=1993] W11 S20 E11 N20\$N50\$ PTR=S50W40 FCP=[YR=1993]	
W11S21E11N21\$ E40N50\$.	

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	TOT LND UTS	TOT ADJ
1	000120	75.00	75.00

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