

BLK 9 LOT 6 & PT OF LOT
PT OR 2021/540
OCEAN CITY S/D DBK U/384

THORNHILL TIMOTHY D & LEA/
3799 OLD US 41 SOUTH
LAKE PARK, GA 31636

2023

00-00-31-1520-0009-0060



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	06 CUST PANEL 90
Interior Wall	09 DECORATIVE 10
Interior Floo	09 PINE WOOD 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100

Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1061.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	170	15	26	4,624
BAL	224	15	34	6,047
BAS	1,729	100	1,729	307,485
BAS	208	100	208	36,991
DCK	50	10	5	889
DCK	137	10	14	2,490
FGR	496	55	273	48,550
FOP	290	30	87	15,472
FST	80	55	44	7,825
FUS	1,722	100	1,722	306,240
TOTALS	5,890		4,926	876,039

EXTRA FEATURES	
L N	OB/XF CODE
1	0476 VF 6 SBPL
2	0470 VNYL GATE
3	1242 WD DECK A

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,926	128.6612	183.34	903,133	1925	2015		0	3.00	97.00
1 SFR CUST - 0% - 0											
Heated Area: 4443											
HX Base Yr											
** This building has 11 Sub-Areas											
584 S FLETCHER AVE, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				876,039			
TOTAL MARKET OB/XF VALUE				2,727			
TOTAL LAND VALUE - MARKET				1,500,000			
TOTAL MARKET VALUE				2,378,766			
SOH/AGL Deduction				732,294			
ASSESSED VALUE				1,646,472			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				1,646,472			
TOTAL JUST VALUE				2,378,766			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				2,150,520			
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LAND DESCRIPTION				TOTAL OB/XF														2,727									
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	100.00	80.00	100.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	1,500,000										