BLOCK 15 PT LOT 6
IN OR 2521/46
ENCROACHMENT AGMNT OR 569/1158

BRC 23 CAPITAL INVESTMENTS LLC
2818 WALTON WAY
AUGUSTA, GA 30909

2023

00-00-31-1540-0015-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

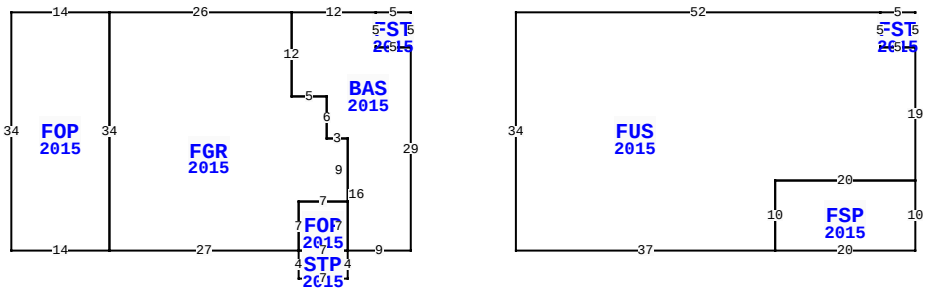
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1057.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	395	100	395	71,440
FGR	993	55	546	98,749
FOP	49	30	15	2,713
FOP	476	30	143	25,863
FSP	200	40	80	14,469
FST	25	55	14	2,532
FST	25	55	14	2,532
FUS	1,713	100	1,713	309,813
STP	28	10	3	542
TOTALS	3,904		2,923	528,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,923	131.5248	187.42	547,829	2015	2015	0	0	0	3.50	96.50

1 SFR CUST – 0% - 0 Heated Area: 2108 HX Base Yr



923 S FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	528,655
TOTAL MARKET OB/XF VALUE	15,793
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	994,448
SOH/AGL Deduction	87,141
ASSESSED VALUE	907,307
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	907,307
TOTAL JUST VALUE	994,448
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	824,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150586	CO ISSUED	0	11/13/2015
20150586	NEW CONSTR	307,494	03/19/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2521/0046	12/10/2021	WD	Q	I	01	1,050,000
GRANTOR: DEWITT SUSAN						
GRANTEE: BRC 23 CAPITAL INVE						
1932/1584	8/13/2014	WD	Q	V	01	178,000
GRANTOR: USERY MELVIN J TRUSTE						
GRANTEE: DEWITT KENNETH & SU						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2015] W5 BAS=[YR=2015] W12 FGR=[YR=2015] W26 FOP=[YR=2015] W14 S34 E14 N34$ S34 E27 STP=[YR=2015] S4 E7 N4 FOP=[YR=2015] N7 W7 S7 E7$ W7$ N7 E7 N9 W3 N6 W5 N12$ S12 E5 S6 E3 S16 E9 N29 W5 N5$ S5 E5 N5$ PTR=E15 FUS=[YR=2015] E52 FST=[YR=2015] E5 S5 W5 N5$ S5 E5 S19 FSP=[YR=2015] S10 W20 N10 E20$ W20 S10 W37 N34$ 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	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2015	2015	3	100	10,000	
2	0855	CONC PAVER	0	0	0	0	862.00	SF	7.00	7.00	100	2015	2015	3	96	5,793	

LAND DESCRIPTION

TOTAL OB/XF 15,793

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	000100	C	SFR	0			75.00	85.00	75.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	450,000							

REVIEW DATE 05/21/2020 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS