LOT 1
OR 339 PG 307
SEA CASTLES PB 4 PG 100

CASON S.C. LLC
4102 RIVERSIDE DR
BRUNSWICK, GA 31520

2023

00-00-31-1670-0001-0000

BUILDING CHARACTERISTICS

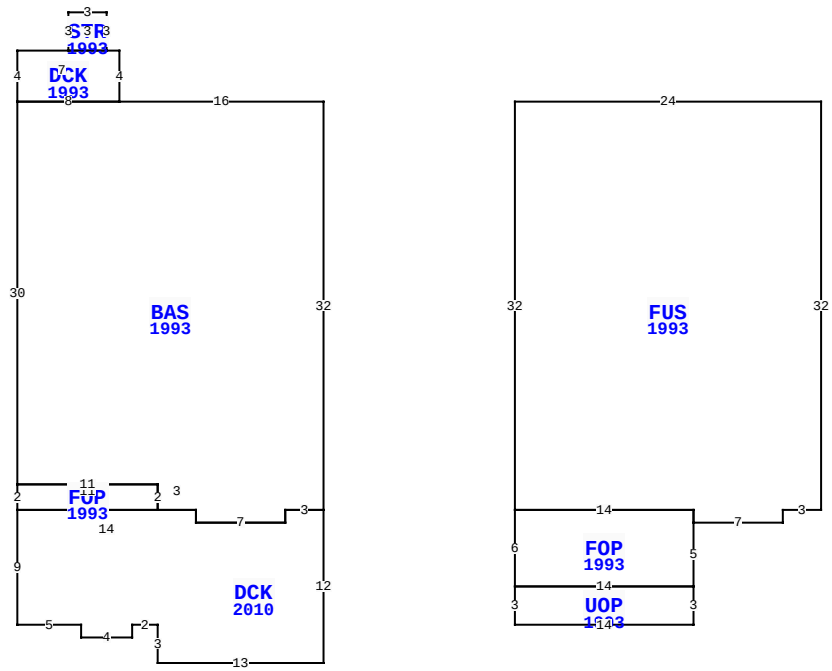
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1069.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	753	100	753	82,774
DCK	32	10	3	330
DCK	252	10	25	2,748
FOP	22	30	7	770
FOP	84	30	25	2,748
FUS	775	100	775	85,192
STR	9	10	1	110
UOP	42	20	8	880
TOTALS	1,969		1,597	175,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,597	142.8530	135.71	216,729	1981	1981	0	0	0	19.00	81.00

1 TOWNHOUSE - 0% - 0 Heated Area: 1528 HX Base Yr



BLD DATE	09/24/2012	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

3165 S FLETCHER AV, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	175,550
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	280,000
TOTAL MARKET VALUE	455,550
SOH/AGL Deduction	50,262
ASSESSED VALUE	405,288
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	405,288
TOTAL JUST VALUE	455,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	368,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130815	BATH REM	5,000	04/16/2013
20101268	REPAIR/RRF	2,000	08/04/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2494/0041	8/25/2021	DG	U	I	11	100
GRANTOR: CASON JOHN A III & DI						
GRANTEE: CASON S.C. LLC						
0339/0307	6/01/1981	WD	Q	I		65,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 DCK=[YR=1993] N4 W1 STR=[YR=1993] N3 W3 S3 E3$ W7 S4 E8 $ W8 S30 FOP=[YR=1993] S2 DCK=[YR=2010] S9 E5 S1 E4 N1 E2 S3 E13 N12 W3 S1 W7 N1 W14$ E11 N2 W11$ E11 S2 E3 S1 E7 N1 E3 N32$ PTR=E15 FUS=[YR=1993] E24 S32 W3 S1 W7 FOP=[YR=1993] S5 UOP=[YR=1993] S3 W14 N3 E14$ W14 N6 E14 S1$ N1 W14 N32$ W15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003		0.00	0.00	1.00	LT		1.00	1.00	1.40	200,000.00	280,000.00	280,000							

REVIEW DATE 02/22/2017 BY DJX Total Acres: 0.00 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 08/02/2023 BY SYS