BLOCK 3 LOTS 14 15 16 &
E 35 FT OF LOTS 17 18 & 19
PT OR 958/907

BENNETT JACK NON-EXEMPT TRUST
PO BOX 467
ALMA, GA 31510

2023

00-00-31-1680-0003-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 01

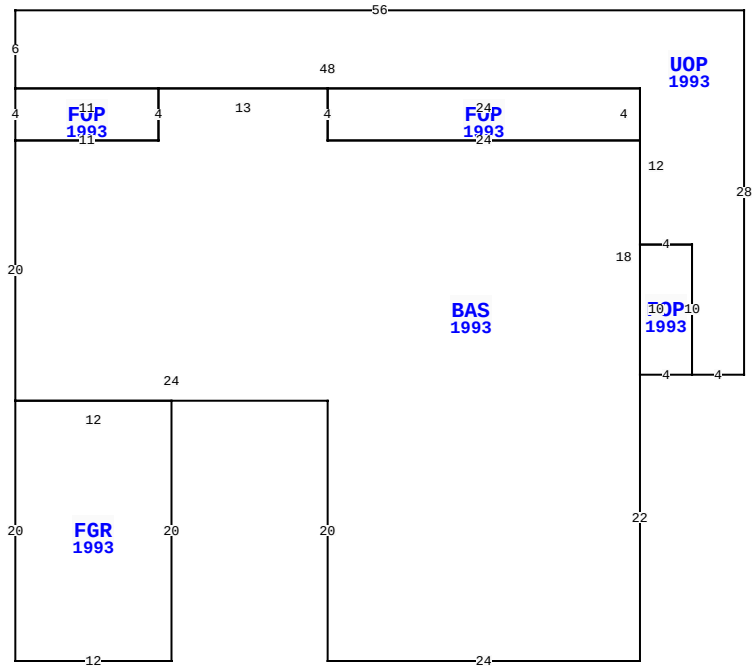
NEIGHBORHOOD/LOC 1053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,492	100	1,492	195,884
FGR	240	55	132	17,330
FOP	40	30	12	1,575
FOP	44	30	13	1,706
FOP	96	30	29	3,807
UOP	472	20	94	12,341
TOTALS	2,384		1,772	232,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,772	111.0000	158.18	280,295	1984	1988	0	0	0	17.00	83.00

1 SFR CUST – 0% - 0 Heated Area: 1492 HX Base Yr



3560 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	232,645
TOTAL MARKET OB/XF VALUE	5,435
TOTAL LAND VALUE - MARKET	1,239,000
TOTAL MARKET VALUE	1,477,080
SOH/AGL Deduction	0
ASSESSED VALUE	1,477,080
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,477,080
TOTAL JUST VALUE	1,477,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,467,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121358	DEMO BCHWK	1,870	07/10/2012
20110586	H/AC	4,000	04/19/2011
20100128	GARAGE	3,500	01/26/2010
20100083	REPAIR/RRF	40,000	01/19/2010
2992B	NEW CONSTR	79,700	09/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0958/0907	11/15/2000	QC	U	I	10	100
GRANTOR: SOLOMON TEDDY EXECUTO						
GRANTEE: BENNETT JACK NON-EX						
0518/1108	5/29/1987	WD	U	I		244,000
GRANTOR: BUCK CLIFFORD B						
GRANTEE: BENNETT JAMES G						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W56 S6 FOP=[YR=1993] S4 BAS=[YR=1993] S20 FGR=[YR=1993] S20 E12 N20 W12 $ E24 S20 E24 N22 FOP=[YR=1993] E4 N10 W4 S10 $ N18 FOP=[YR=1993] N4 W24 S4 E24 $ W24 N4 W13 S4 W11 $ E11 N4 W11 $ E48 S12 E4 S10 E4 N28 $.

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	0812	CONCRETE C	0	0	0	0	500.00	SF	4.00	4.00	100	1984	1984	3	47	940	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
4	0812	CONCRETE C	0	0	0	0	884.00	SF	4.00	4.00	100	1985	1985	3	49.5	1,750	
5	0820	WOOD WALK	0	0	32	4	128.00	SF	11.75	11.75	100	2005	2005	3	40	602	
7	0820	WOOD WALK	0	0	6	4	24.00	SF	11.75	11.75	100	2005	2005	3	40	113	

LAND DESCRIPTION

TOTAL OB/XF 5,435

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	000120	C	SFR OCN FT	0			75.00	400.00	75.00	FF	3	1.18	1.00	1.18	14,000.00	16,520.00	1,239,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 1,239,000 Market: 0 Agricultural: 0 Common: 1,239,000 PRINTED 08/02/2023 BY SYS