

BLOCK 7 LOTS 12 13 E 35 FT
OF 20 21
IN OR 2380/1000

AIKEN RICHARD ANTHONY/AIKEN STEWART W
31 CARLTON DR NE
ATLANTA, GA 30342

2023

00-00-31-1680-0007-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	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 1053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	394	15	59	7,147
BAS	1,590	100	1,590	192,606
BAS	170	100	170	20,593
FOP	44	30	13	1,574
FOP	44	30	13	1,574
FOP	102	30	31	3,755
FUS	1,774	100	1,774	214,895
UDG	336	55	185	22,410
UDG	336	55	185	22,410

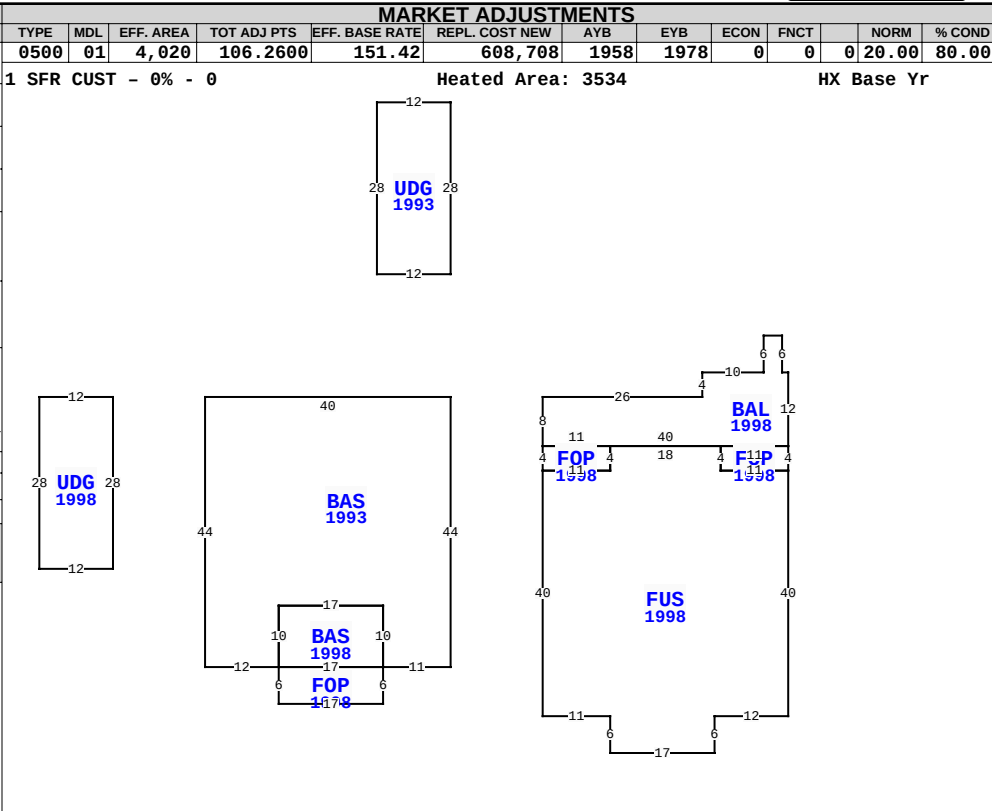
TOTALS 4,790 4,020 486,966

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
1	0810	CONCRETE A	0	0	0	0	85.00	SF	6.50	6.50	100	1958	1958	3	20	111	
2	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100	1996	1996	3	20	320	
3	0810	CONCRETE A	0	0	0	0	2,262.00	SF	6.50	6.50	100	1998	1998	3	77	11,321	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	83	1,660	
5	0416	DUNEWALKS	0	0	182	4	728.00	SF	18.00	18.00	100	2000	2000	3	20	2,621	
6	0851	PATIO STON	0	0	0	0	200.00	SF	0.75	0.75	100	2000	2000	3	80	120	
7	0855	CONC PAVER	0	0	0	0	276.00	SF	10.00	10.00	100	2007	2007	3	89	2,456	

LAND DESCRIPTION

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			50.00	400.00	50.00	FF	3	1.18	1.00	1.18	14,000.00	16,520.00	826,000							



3900 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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
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5	0416	DUNEWALKS	0	0	182	4	728.00	SF	18.00	18.00	100	2000	2000	3	20	2,621	
6	0851	PATIO STON	0	0	0	0	200.00	SF	0.75	0.75	100	2000	2000	3	80	120	
7	0855	CONC PAVER	0	0	0	0	276.00	SF	10.00	10.00	100	2007	2007	3	89	2,456	

TOTAL OB/XF 18,609

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1	000120	C	SFR OCN FT	0			50.00	400.00	50.00	FF	3	1.18	1.00	1.18	14,000.00	16,520.00	826,000							

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		486,966
TOTAL MARKET OB/XF VALUE		18,609
TOTAL LAND VALUE - MARKET		826,000
TOTAL MARKET VALUE		1,331,575
SOH/AGL Deduction		0
ASSESSED VALUE		1,331,575
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,331,575
TOTAL JUST VALUE		1,331,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,309,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090691	H/AC	2,641	06/03/2009
B969900	NEW CONSTR	126,758	06/27/1996
5258	OTHER	0	03/03/1989

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2380/1000	7/29/2020	WD	U	I	30	230,000

GRANTOR: AIKEN RICHARD ANTHONY
GRANTEE: AIKEN RICHARD A & S
1890/1058 11/15/2013 WD U I 16 50,000
GRANTOR: AIKEN ROBERT SCOTT
GRANTEE: AIKEN JAMES HOBERT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S44 E12 FOP=[YR=1998] S6 E17 N6
BAS=[YR=1998] N10 W17 S10 E17 S W17\$ N10 E17 S10 E11 N44\$
PTR=E15 BAL=[YR=1998] E26 N4 E10 N6 E3 S6 E1 S12
FOP=[YR=1998] S4 FUS=[YR=1998] S40 W12 S6 W17 N6 W11 N40
FOP=[YR=1998] N4 E11 S4 W11\$ E11 N4 E18 S4 E11\$ W11 N4 E11\$
W40 N8\$ W15\$ PTR=W55 UDG=[YR=1998] W12 S28 E12 N28\$ E55\$
PTR=N20 UDG=[YR=1993] N28 W12 S28 E12\$ S20\$.