

LOT 344-A
IN OR 561 PG 302
WINDWARD DUPLEXES OR 551/150

MARITAL TRUST/BENNETT BETSY P TRUSTEE ET AL
13 PAR DRIVE
JESUP, GA 31546

2023

00-00-31-179D-344A-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	2.5	2.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1092.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100	72	7,665
FCP	481	25	120	12,774
FOP	60	30	18	1,916
FST	171	55	94	10,007
FUS	439	100	439	46,733
FUS	944	100	944	100,492

TOTALS	2,167		1,687	179,586
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EXTRA FEATURES	
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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	0416	DUNEWALKS	0	0	1	292	292.00	SF	15.00	15.00	100	1988	1988	3	20	876	
2	0810	CONCRETE A	0	0	0	0	970.00	SF	6.50	6.50	100	1988	1988	3	57	3,594	
3	0810	CONCRETE A	0	0	5	9	45.00	SF	6.50	6.50	100	1988	1988	3	57	167	
4	1242	WD DECK A	0	0	5	11	55.00	SF	10.00	10.00	100	1988	1988	3	20	110	
5	1242	WD DECK A	0	0	2	28	56.00	SF	10.00	10.00	100	1988	1988	3	20	112	
6	1241	WD DECK G	0	0	1	292	292.00	UT	11.50	11.50	100	1988	1988	3	20	672	
7	1242	WD DECK A	0	0	11	14	154.00	SF	10.00	10.00	100	1988	1988	3	20	308	
8	1241	WD DECK G	0	0	8	13	104.00	UT	15.53	15.53	100	1988	1988	3	20	323	

LAND DESCRIPTION			TOTAL OB/XF 6,162														
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
1	000100	C	SFR	0	0006	R-3	30.00	200.00	30.63	FF		1.00	1.00	1.10	14,000.00	15,400.00	471,702

REVIEW DATE	09/21/2017	BY	DJX
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,687	128.8000	122.36	206,421	1988	1995	0	0	0	13.00	87.00
1 TOWNHOUSE - 0% - 0 Heated Area: 1455 HX Base Yr												

344 S FLETCHER AVE, FERNANDINA BEACH

344 S FLETCHER AVE, FERNANDINA BEACH										XF DATE INC DATE					LAND DATE AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES						
292.00	SF	15.00	15.00	100	1988	1988	3	20	876							
970.00	SF	6.50	6.50	100	1988	1988	3	57	3,594							
45.00	SF	6.50	6.50	100	1988	1988	3	57	167							
55.00	SF	10.00	10.00	100	1988	1988	3	20	110							
56.00	SF	10.00	10.00	100	1988	1988	3	20	112							
292.00	UT	11.50	11.50	100	1988	1988	3	20	672							
154.00	SF	10.00	10.00	100	1988	1988	3	20	308							
104.00	UT	15.53	15.53	100	1988	1988	3	20	323							

TOTAL OB/XF													6,162		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA			
06	R-3	30.00	200.00	30.63	FF		1.00	1.00	1.10	14,000.00	15,400.00	4			

REVIEW DATE	09/21/2017	BY	DJX
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NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												
PAGE 1 of 1 2												
STANDARD												
VALUATION BY												
Tax Group: 2 Tax Dist:												
BUILDING MARKET VALUE 179,586												
TOTAL MARKET OB/XF VALUE 6,162												
TOTAL LAND VALUE - MARKET 471,702												
TOTAL MARKET VALUE 657,450												
SOH/AGL Deduction 105,473												
ASSESSED VALUE 551,977												
TOTAL EXEMPTION VALUE 0												
BASE TAXABLE VALUE 551,977												
TOTAL JUST VALUE 657,450												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 637,370												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110568	REPAIR/RRF	2,000	04/15/2011
10398	REPAIR/RRF	800	03/26/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2248/1440	12/17/2018	WD	U	I	11	100	
GRANTOR: BENNETT STETSON FLEMI							
GRANTEE: MARITAL TRUST OF ST							
2248/1438	12/17/2018	QC	U	I	11	100	
GRANTOR: BENNETT BETSY EXECUTO							
GRANTEE: STETSON FLEMING BEN							

BUILDING NOTES												
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BUILDING DIMENSIONS												
FUS=[YR=1993] W13 S10 W9 S37 E10 FOP=[YR=1993] S5 E12 N5 W12 \$ E12 N47 \$ PTR= E15 FUS=[YR=1993] E17 S22 W4 S5 W13 N27 \$ W15 \$ PTR= W40 FST=[YR=1993] W9 FCP=[YR=1993] N10 W13 S37 E13 BAS=[YR=1993] E9 N8 W9 S8 \$ N27 \$ S19 E9 N19 \$ E40 \$.												