

LOT 348-A
IN OR 949/14
F/N/A PT LOTS 3-5 & S 12.5 FT

BAILEY JIM G
142 SHORE RUSH DRIVE
ST SIMONS ISLAND, GA 31522

2023

00-00-31-179D-348A-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

NEIGHBORHOOD/LOC 1092.00

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

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

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	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							

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	1989	1995	0	0	0	13.00	87.00

1 TOWNHOUSE - 0% - 0

Heated Area: 1455

HX Base Yr

The floor plan shows three buildings labeled FCP 1993, FST 1993, and BAS 1993. The overall lot dimensions are 37 by 13. The buildings are situated on the left side of the lot. FCP 1993 is a large building with a footprint of 37 by 13. FST 1993 is a smaller building with a footprint of 19 by 9. BAS 1993 is a small building with a footprint of 8 by 9. The remaining area of the lot is 10 by 13.

The floor plan shows a building labeled FUS 1993. The overall lot dimensions are 37 by 13. The building is situated on the right side of the lot. The building footprint is 13 by 10. The remaining area of the lot is 24 by 13.

The floor plan shows a building labeled FUS 1993. The overall lot dimensions are 27 by 17. The building is situated on the right side of the lot. The building footprint is 17 by 13. The remaining area of the lot is 10 by 17.

The floor plan shows a building labeled FOP 1993. The overall lot dimensions are 12 by 5. The building is situated on the right side of the lot. The building footprint is 12 by 5. The remaining area of the lot is 7 by 5.

348 S FLETCHER AVE, FERNANDINA BEACH

TOTAL OB/XF														6,162			
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1	0416	DUNEWALKS	0	0	1	292	292.00	SF	15.00	15.00	100	1988	1988	3	20	876	
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NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY				STANDARD			
VALUATION BY				Tax Group: 2			
BUILDING MARKET VALUE				Tax Dist:			
TOTAL MARKET OB/XF VALUE				179,586			
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
20110552	REPAIR/RRF	2,000	04/13/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0949/0014	9/12/2000	WD	Q	I		300,000	
GRANTOR: EUNICE CECIL							
GRANTEE: BAILEY JIM G							
0767/1669	8/08/1996	WD	Q	I		190,000	
GRANTOR: BENNETT ANITA T							
GRANTEE: EUNICE CECIL							

BUILDING NOTES

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 \$.