BLOCK 310 LOT 3
IN OR 1988/277
CITY OF FDNA BEACH

GRAY LEON & LORINDA
1641 FLYING HAWK RD
NICHOLLS, GA 31554

2023

00-00-31-1800-0310-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

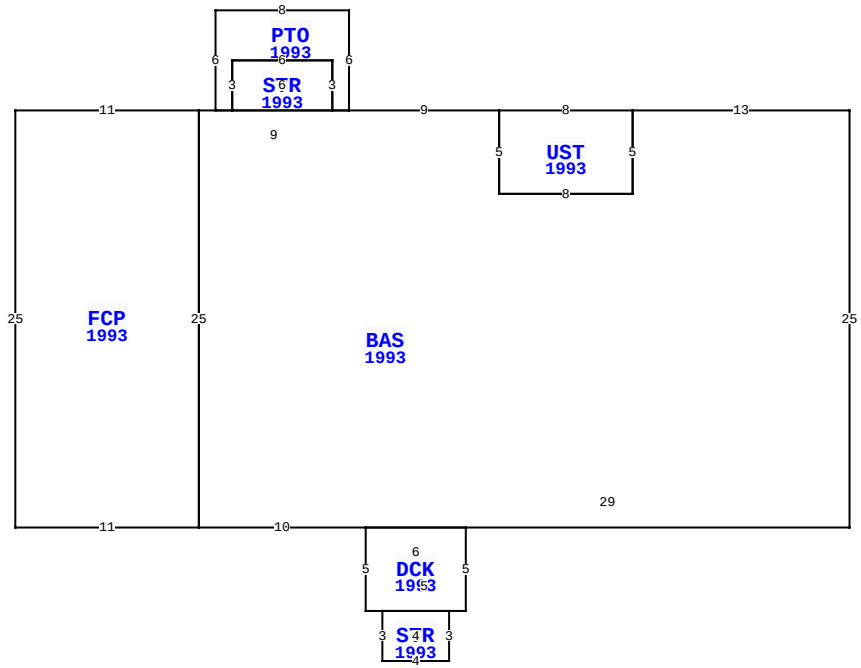
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	935	100	935	81,088
DCK	30	10	3	260
FCP	275	25	69	5,984
PTO	30	5	2	173
STR	12	10	1	87
STR	18	10	2	173
UST	40	45	18	1,561
TOTALS	1,340		1,030	89,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,030	128.7090	116.16	119,645	1964	1985	0	0	0	25.34	74.66

1 SINGLE FAM – 0% - 0 Heated Area: 935 HX Base Yr



1320 CLINCH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	89,327
TOTAL MARKET OB/XF VALUE	1,898
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	176,225
SOH/AGL Deduction	42,594
ASSESSED VALUE	133,631
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,631
TOTAL JUST VALUE	176,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4254	N/A	600	07/21/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1988/0277	6/24/2015	WD	Q	I	01	140,000
GRANTOR: BLAKE FRANK & JANET						
GRANTEE: GRAY LEON & LORINDA						
1841/1029	2/21/2013	WD	Q	I	02	55,000
GRANTOR: REILLY MARDIE E						
GRANTEE: BLAKE FRANK & JANET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 UST=[YR=1993] W8 S5 E8N5 $ S5 W8 N5 W9
PTO=[YR=1993] N6W8S6E1 STR=[YR=1993] E6N3W6S3$ N3E6S3E1$ W9
FCP=[YR=1993] W11S25E11N25$ S25E10 DCK=[YR=1993] S5E1
STR=[YR=1993] S3E4N3W4$ E5N5W6$ E29N25$.

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	0810	CONCRETE A	0	0	0	0	590.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,898	

LAND DESCRIPTION

TOTAL OB/XF 1,898

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	000100	C	SFR	0	0006		100.00	100.00	100.00	FF		1.00	1.00	0.85	1,000.00	850.00	85,000							

REVIEW DATE 05/21/2020 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS