W1/2 OF LOT 35
PT OR 751/932 & OR 996/136 &
OR 1415/1947

JELKS EDWIN B III &/BALLARD DAVID
2559 LOWER GABRIELS CREEK RD
MARS HILL, NC 28754-6329

**2024**

**00-00-31-1020-0035-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 07 | SPECIAL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

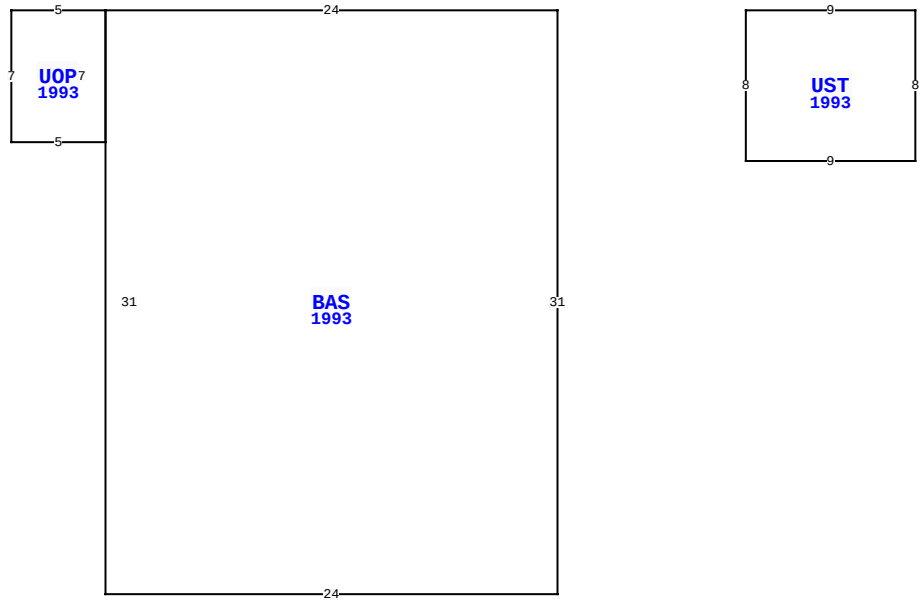
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1051.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 744 | 100 | 744 | 89,044 |
| UOP | 35 | 20 | 7 | 838 |
| UST | 72 | 45 | 32 | 3,830 |
| TOTALS | 851 | | 783 | 93,711 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 783 | 107.6130 | 134.52 | 105,329 | 1929 | 2000 | 0 | 0 | 0 | 11.03 | 88.97 |

1 SNGL FAM – 0% - 0 Heated Area: 744 HX Base Yr




246 S FLETCHER AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 93,711 |
| TOTAL MARKET OB/XF VALUE | 1,010 |
| TOTAL LAND VALUE - MARKET | 320,000 |
| TOTAL MARKET VALUE | 414,721 |
| SOH/AGL Deduction | 94,995 |
| ASSESSED VALUE | 319,726 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 319,726 |
| TOTAL JUST VALUE | 414,721 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 290,660 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20121314 | REPAIR ELEC.MAST | 800 | 07/03/2012 |
| 20052076 | REPAIR/RRF | 4,000 | 06/27/2005 |
| 20003780 | REMODEL | 10,000 | 08/22/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2506/1751 | 10/20/2021 | QC | U | I | 11 | 100 |
| GRANTOR: BALLARD DURWOOD LEE | | | | | | |
| GRANTEE: BALLARD DAVID ET AL | | | | | | |
| 1415/1947 | 5/30/2006 | WD | U | I | 06 | 50,400 |
| GRANTOR: CHAPPELL ANN ETAL | | | | | | |
| GRANTEE: BALLARD DURWOOD LEE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W24 UOP=[YR=1993] W5 S7 E5 N7 $ S31 E24 N31 $
PTR= E10 UST=[YR=1993] E9 S8 W9 N8 $ W10 $ .

## 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 | 1241 | WD DECK G | 0 | 0 | 10 | 29 | 168.00 | UT | 14.95 | 14.95 | 100 | 2003 | 2003 | 3 | 32 | 804 | |
| 2 | 1241 | WD DECK G | 0 | 0 | 4 | 14 | 56.00 | UT | 11.50 | 11.50 | 100 | 2003 | 2003 | 3 | 32 | 206 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,010

| 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 | R-3 | 50.00 | 133.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 6,400.00 | 6,400.00 | 320,000 | | | | | | | |

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 320,000 Market: 0 Agricultural: 0 Common: 320,000 PRINTED 08/06/2024 BY SYS