

UNIT 1F &  
F/K/A CARPORT UNIT II-14  
N/K/A PARKING UNIT II-14

JCP FAMILY INVESTMENTS LLC  
7049 US HWY 341  
FORT VALLEY, GA 31030

**2024**

00-00-31-1030-001F-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Recreation POOL		POOL 100	1030000
Location INTERIOR		INTERIOR 100	
View Lump Sum		OCEAN 100	1 CONDO - 0% - 2024
Desirability		1ST FLOOR 100	
Balcony FOP/PATIO		FOP/PATIO 100	
Parking OPEN SPC		1 OPEN SPC 100	
Bedrooms		2 100	
Bathrooms		2 100	
Oth Rooms		2 100	
Quality	03	Quality Level 03	
DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1065.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
			SUBAREA MARKET VALUE
TOTALS	1,130		1,130

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
		1,130				1974	1974	0	0	0	
HX Base Yr											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		552,000	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		552,000	
SOH/AGL Deduction		0	
ASSESSED VALUE		552,000	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		552,000	
TOTAL JUST VALUE		552,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		100	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8015	XFOB	7,000	12/02/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2654/984	7/14/2023	QC	U	I	11	100
GRANTOR: PARKS JAMES S & CRIST						
GRANTEE: JCP FAMILY INVESTME						
2649/1889	6/23/2023	WD	Q	I	01	635,000
GRANTOR: AMELIA SOUTH INC						
GRANTEE: PARKS JAMES S & CRI						

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
3350 S FLETCHER AV 1F, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								