

BLOCK 25 LOT 4
IN OR 2474/1467
ASKINS OCEAN CITY PB 0/51

THOMPSON HENRY A & ADRIA A
500 N MAIN ST
STATESBORO, GA 30458

2024

00-00-31-1040-0025-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floor	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame Stories	04	REIN CONC 100
Units	2.	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	770	100	770	117,292
FOP	210	30	63	9,597
SFB	525	80	420	63,978
UGR	378	45	170	25,895
UOP	120	20	24	3,656
UST	77	45	35	5,331
TOTALS	2,080		1,482	225,748

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	1242	WD DECK A	0	0	10	5	50.00	SF	10.00
3	0810	CONCRETE A	0	0	5	6	30.00	SF	6.50
4	1241	WD DECK G	0	0	12	5	60.00	UT	11.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0	0006	R-1	50.00	70.00	50.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	1,482	133.6200	200.43	297,037	1962	1985	0	0	0	24.00	76.00	
1 SFR CUST - 0% - 0													
Heated Area: 1190													
HX Base Yr													

1098 S FLETCHER AVE, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/07/2024 MLU									

TOTAL OB/XF													
892													

Total Acres: 0.00 Total Land Value: 825,000 Market: 0 Agricultural: 0 Common: 825,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		225,748	
TOTAL MARKET OB/XF VALUE		892	
TOTAL LAND VALUE - MARKET		825,000	
TOTAL MARKET VALUE		1,051,640	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,051,640	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,051,640	
TOTAL JUST VALUE		1,051,640	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		966,824	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100876	REROOF W/30YR SHN	3,000	05/27/2010
20021204	VINYL SOFFIT/FASC	2,000	07/15/2002
20011290	STUCCO & NEW DOOR	8,000	06/05/2001
20010526	REPLACE BACK STEP	1,000	03/26/2001
4861	REPAIR/RRF	2,000	05/27/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2474/1467	6/28/2021	WD	Q	I	01	950,000	
GRANTOR: MINSON EDDIE M & STAC							
GRANTEE: THOMPSON HENRY A &							
2453/0280	4/12/2021	PR	U	I	19	100	
GRANTOR: MINSON EDDIE M PR FOR							
GRANTEE: MINSON EDDIE M L/E							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UST=[YR=1993] W11 SFB=[YR=1993] W24 S28 E17 UGR=[YR=1993] E18 N21 W18 S21\$ N21 E7 N7\$ S7 E11 N7\$ PTR=E15 BAS=[YR=1993] E14FOP=[YR=1993] E1 UOP=[YR=1993] N6 E20 S6W20\$ E20 S10 W21 N10 \$ S10 E21 S18 W35 N28 \$ W15 \$.									