

BLK 27 LOT 9
ASKINS OCEAN CITY BEACH R/P OF
BLK 27 PBK 0/57

WT HOWELL REAL ESTATE HOLDINGS LLC
PO BOX 127
EASTMAN, GA 31023

2024

00-00-31-1041-0027-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	2.5	2.5 100
Units		0 100
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
BAL	20	15	3	461
BAL	240	15	36	5,537
BAS	160	100	160	24,607
BAS	1,050	100	1,050	161,482
FCP	470	25	118	18,147
FST	60	55	33	5,075
FUS	351	100	351	53,981
TOTALS	2,351		1,751	269,290

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	975.00	SF	6.50	6.50	100	1993
2	0416	DUNEWALKS	0	0	40	160.00	SF	15.00	15.00	100	1993
3	1242	WD DECK A	0	0	12	372.00	SF	4.00	4.00	100	2010

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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,751	115.2000	172.80	302,573	1993	2000	0	0	0	11.00
1 SFR CUST - 0% - 0											
Heated Area: 1561											
HX Base Yr											
BL 1993											
FUS 1993											
BAL 2009											
BAS 1993											
FST 1993											
FCP 1993											

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

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
269,290											
TOTAL MARKET OB/XF VALUE											
5,333											
TOTAL LAND VALUE - MARKET											
825,000											
TOTAL MARKET VALUE											
1,099,623											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
1,099,623											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
1,099,623											
TOTAL JUST VALUE											
1,099,623											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
1,012,796											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121535	RE - ROOF	7,000	07/30/2012
20111527	H/AC	4,800	09/02/2011
2011182	9 WINDOWS & SIDIN	16,610	07/20/2010
20090905	REMODEL	4,000	07/10/2009
20041838	REROOF W/SHINGLES	3,000	10/12/2004
7335	NEW CONSTR	53,690	09/24/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2490/1217	8/23/2021	QC	U	I	11	100	
GRANTOR:WT HOWELL & SONS INC							
GRANTEE:W.T. HOWELL REAL ES							
1646/0763	10/27/2009	WD	Q	I	01	695,000	
GRANTOR:RUSSELL JERRY L							
GRANTEE:WT HOWELL & SONS IN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAL=[YR=2009] W30 S8 BAS=[YR=1993] S35 E30 N35 W30\$ E30 N8\$ PTR=W70S20 BAS=[YR=1993] E20 FST=[YR=1993] E10 S6 FCP=[YR=1993] S17 W30 N15 E20 N2 E10 \$ W10 N6\$ S8 W20 N8\$ N20E70\$ PTR=N8W12 FUS=[YR=1993] N11 E4 N20 W3 BAL=[YR=1993] N2 W10 S2 E10\$ W10 S23E1 S8 E8\$ E12S8\$.											