

LOT 10
IN OR 2121/1287
BUCKS FDNA BEACH 1 PB 2/30

MADDOX BONNIE B REV TRUST/MADDOX BONNIE B TRUSTEE
3060 BANKHEAD AVE
MONTGOMERY, AL 36106

2024

00-00-31-114A-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

--	--	--

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
---------	--	----------	----

NEIGHBORHOOD/LOC	1052.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	304	15	46	8,773
BAS	913	100	913	174,138
FOP	176	30	53	10,109
SFB	506	80	405	77,246
STR	52	10	5	954

TOTALS	1,951		1,422	271,220
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	276.00	SF	5.20	5.20	
2	0855	CONC PAVER	0	0	0	0	1,268.00	SF	10.00	10.00	
3	0416	DUNEWALKS	0	0	0	0	1,004.00	SF	22.50	22.50	
4	0825	BRICK	0	0	0	0	77.00	SF	12.50	12.50	
5	0855	CONC PAVER	0	0	0	0	85.00	SF	10.00	10.00	
6	0855	CONC PAVER	0	0	0	0	162.00	SF	10.00	10.00	
7	1075	TRELLIS G	0	0	28	3	84.00	SF	35.00	35.00	
8	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000120	C	SFR OCN FT	0		R-2	50.00	290.00	50.00	FF	

REVIEW DATE	11/19/2019	BY	DJA
-------------	------------	----	-----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,422	133.8480	200.77	285,495	1965	2012	0	0	5.00	95.00
1 SFR CUST - 0% - 0											
Heated Area: 1318											
HX Base Yr											

2436 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0811	CONCRETE B	0	0	0	0	276.00	SF	5.20	5.20	100	2014	2014	3	95	1,363	
2	0855	CONC PAVER	0	0	0	0	1,268.00	SF	10.00	10.00	100	2014	2014	3	95	12,046	
3	0416	DUNEWALKS	0	0	0	0	1,004.00	SF	22.50	22.50	100	2010	2010	3	45	10,166	
4	0825	BRICK	0	0	0	0	77.00	SF	12.50	12.50	100	2014	2014	3	98	943	
5	0855	CONC PAVER	0	0	0	0	85.00	SF	10.00	10.00	100	2014	2014	3	95	808	
6	0855	CONC PAVER	0	0	0	0	162.00	SF	10.00	10.00	100	2014	2014	3	95	1,539	
7	1075	TRELLIS G	0	0	28	3	84.00	SF	35.00	35.00	100	2014	2014	3	75	2,205	
8	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2014	2014	3	100	10,000	

TOTAL OB/XF											
39,070											

Market:	0
---------	---

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 2											
2											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						1,172,333					
TOTAL MARKET OB/XF VALUE						39,070					
TOTAL LAND VALUE - MARKET						825,000					
TOTAL MARKET VALUE						2,036,403					
SOH/AGL Deduction						0					
ASSESSED VALUE						2,036,403					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						2,036,403					
TOTAL JUST VALUE						2,036,403					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						1,909,824					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132722	GAS	2,500	12/03/2013
20131827	NEW CONSTR	0	08/02/2013
20131503	NEW CONSTR	825,000	06/28/2013
20100688	XFOB	9,000	04/27/2010
20100561	H/AC	5,000	04/06/2010
20051389	REMODEL	6,000	03/10/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2121/1287	5/17/2017	WD	U	I	11	100	
GRANTOR: MADDOX JAMES S & BONN							
GRANTEE: BONNIE B MADDOX REV							
1582/1764	8/28/2008	WD	Q	I		1,025,000	
GRANTOR: SIMMONS ASHLEY MASON							
GRANTEE: MADDOX JAMES S & BO							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAL=[YR=1993] W32 S2 FOP=[YR=2005] S8 BAS=[YR=1993] S16 W3 L1 D22 E26 N38 W22 \$ E22 N8 W22\$ E22 S24 E1 STR=[YR=1993] S13 E4N13W4\$ E9 N26\$ PTR=E15SFB=[YR=2014] E22 S23 W22 N23 \$ W15\$.											

MADDOX BONNIE B REV TRUST/MADDOX BONNIE B TRUSTEE
3060 BANKHEAD AVE
MONTGOMERY, AL 36106

00-00-31-114A-0010-0000

REVIEW DATE	11/19/2019	BY	DJA	Total Acres: 0.00	Total Land Value: 825,000	Market: 0	Agricultural: 0	Common: 825,000	PRINTED 08/06/2024 BY SYS
-------------	------------	----	-----	-------------------	---------------------------	-----------	-----------------	-----------------	---------------------------