

LOT 55
 BY WILL & OR 74/30
 OR 807/1779 & L/E OR 1573/899

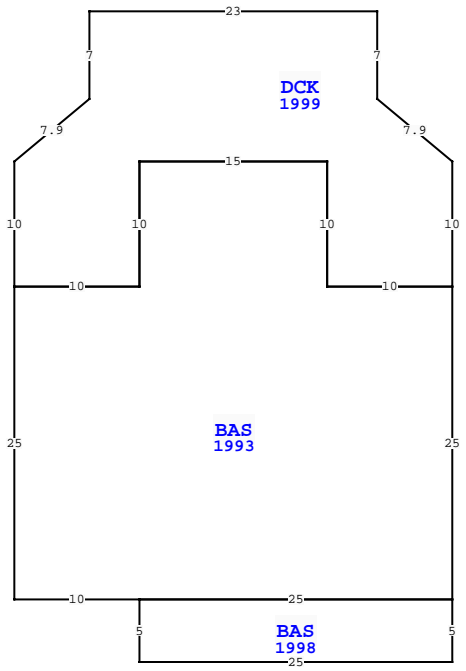
SMITH ADA G EST/SMITH STANLEY ET AL
 P O BOX 285
 JESUP, GA 31598

2024

00-00-31-114A-0055-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	70
Interior Wall	06	CUST PANEL	30
Interior Floor	09	PINE WOOD	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	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	1052.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,025	100	1,025
BAS	125	100	125
DCK	506	10	51
TOTALS	1,656		1,201
			190,986

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2646 S FLETCHER AVE, FERNANDINA BEACH													
1	SFR	CUST	- 0%	- 0								Heated Area: 1150	HX Base Yr



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			190,986
TOTAL MARKET OB/XF VALUE			1,529
TOTAL LAND VALUE - MARKET			825,000
TOTAL MARKET VALUE			1,017,515
SOH/AGL Deduction			0
ASSESSED VALUE			1,017,515
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,017,515
TOTAL JUST VALUE			1,017,515
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			934,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B972354	REMODEL	70,000	12/05/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/0899	6/24/2008	WD	U	I	18	100
GRANTOR: SMITH ALAN B						
GRANTEE: SMITH ALAN B L/E						
0807/1779	9/29/1997	DG	U	I	06	100
GRANTOR: SMITH NELL BUTTOLPH						
GRANTEE: SMITH ROBERT B						

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
1	1242	WD DECK A	0	0	0	45.00	SF	10.00	10.00	100	1994	1994	3	20	90	
2	1242	WD DECK A	0	0	0	69.00	SF	10.00	10.00	100	1998	1998	3	20	138	
3	0415	BEACHWALK	0	0	0	1,131.00	SF	5.75	5.75	100	1998	1998	3	20	1,301	
														TOTAL OB/XF	1,529	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/07/2024	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS			
DCK=[YR=1999] W23 S7 D5 L6 S10 BAS=[YR=1993] S25 E10			
BAS=[YR=1998] S5 E25 N5 W25 \$ E25 N25 W10 N10 W15 S10 W10 \$			
E10 N10 E15 S10 E10 N10 U5 L6 N7\$.			

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
1	000120	C	SFR OCN FT	0		R-2	50.00	290.00	50.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	825,000							