LOT 121
GA FDNA BEACH #2 UNR

LITTLEFIELD KATHLEEN S/ROSA P STAPLETON
P O BOX 158
FOLKSTON, GA 31537

2024

00-00-31-134B-0121-0000

BUILDING CHARACTERISTICS

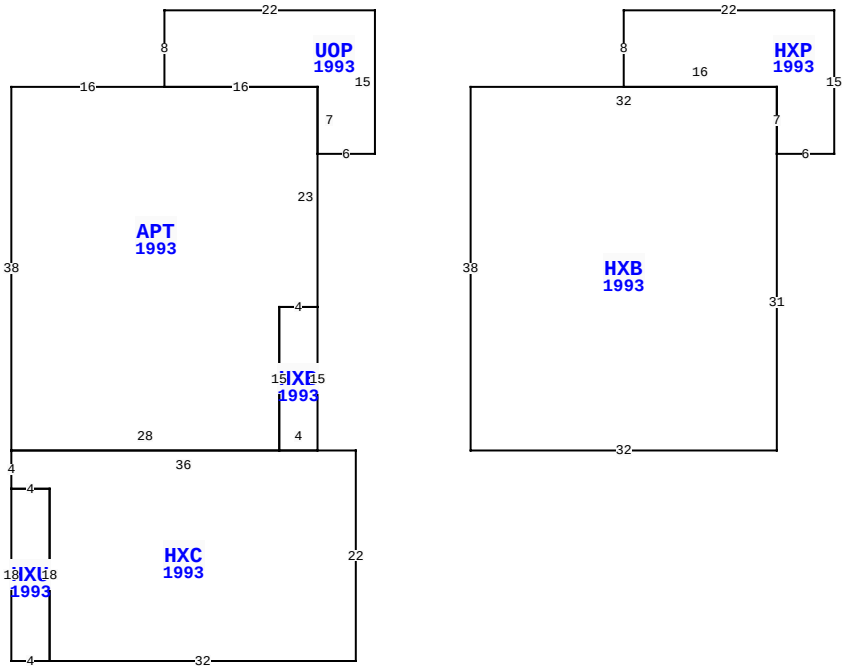
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	23	REINF CONC 50
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,156	100	1,156	110,619
HXB	60	100	60	5,741
HXB	1,216	100	1,216	116,361
HXC	720	25	180	17,224
HXP	218	30	65	6,220
HXU	72	55	40	3,828
UOP	218	20	44	4,210
TOTALS	3,660		2,761	264,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,761	91.6800	114.60	316,411	1948	1990	0	0	0	16.50	83.50

1 DUPLEX – 0% - 0 Heated Area: 2432 HX Base Yr



336 N FLETCHER AVE U&D, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	264,203
TOTAL MARKET OB/XF VALUE	3,672
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	617,875
SOH/AGL Deduction	123,033
ASSESSED VALUE	494,842
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	494,842
TOTAL JUST VALUE	617,875
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	557,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121927	6'VINYL FNC W/GAT	2,231	09/19/2012
20090877	RE-ROOF	13,500	07/07/2009
20032537	2 - 150 AMP SERVI	200	02/19/2003
7835	REPAIR/RRF	3,000	08/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W22 S8 APT=[YR=1993] W16 S38 HXC=[YR=1993] S4 HXU=[YR=1993] S18 E4 N18 W4$ E4 S18 E32 N22 W36$ E28 HXB=[YR=1993] E4N15W4S15$ N15 E4N23 W16$ E16 S7 E6 N15$ PTR=S8E10 HXB=[YR=1993] S38E32N31 HXP=[YR=1993] E6 N15W22S8E16S7$N7W32$N8W10$.

EXTRA FEATURES

LN	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	0476	VF 6 SBPL	0	0	0	0	58.00	LF	32.00	32.00	100	2012	2012	3	83	1,540	
2	0810	CONCRETE A	0	0	31	2	62.00	SF	6.50	6.50	100	1948	1948	3	20	81	
3	0810	CONCRETE A	0	0	74	2	148.00	SF	6.50	6.50	100	1948	1948	3	20	192	
4	0476	VF 6 SBPL	0	0	0	0	70.00	LF	32.00	32.00	100	2012	2012	3	83	1,859	

LAND DESCRIPTION

TOTAL OB/XF 3,672

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	7,000.00	7,000.00	350,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS