BLK 3 LOT 2 OF OCEAN CITY
NORTH PORTION R/P PBK 2/38 &
PT OF LOT 20 OF OCEAN VIEW

BENNETT STETSON F III
5701 FAIRWAY LN
BLACKSHEAR, GA 31516

2024

00-00-31-1520-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

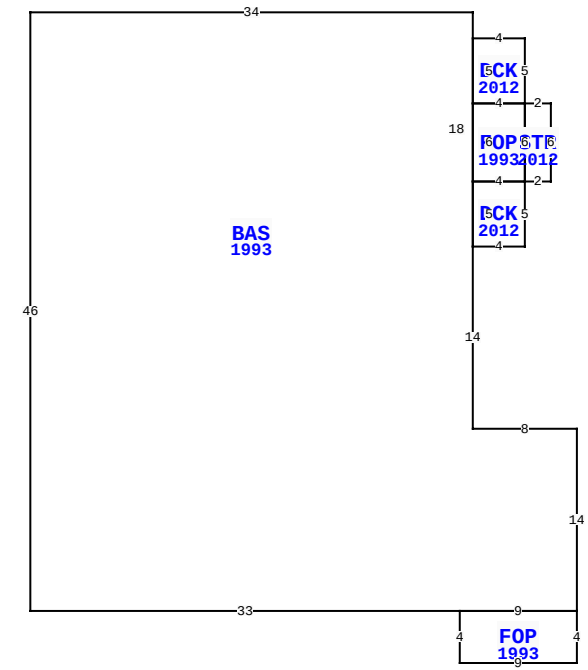
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	1,676	215,230
DCK	20	10	2	257
DCK	20	10	2	257
FOP	24	30	7	899
FOP	36	30	11	1,412
STR	12	10	1	128
TOTALS	1,788		1,699	218,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,699	112.9000	141.12	239,763	1945	2005	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 0 Heated Area: 1676 HX Base Yr



425 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	218,184
TOTAL MARKET OB/XF VALUE	26,082
TOTAL LAND VALUE - MARKET	428,400
TOTAL MARKET VALUE	672,666
SOH/AGL Deduction	0
ASSESSED VALUE	672,666
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	672,666
TOTAL JUST VALUE	672,666
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	636,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121273	RE-ROOF	7,000	06/27/2012
20121046	200AMP UNDRG.& ME	1,200	06/08/2012
20020497	STUCCO & WINDOW R	16,000	03/21/2002
969539	REPAIR/RRF	2,530	08/22/1996
8130	REPAIR/RRF	1,000	02/04/1994
5788B	REPAIR/RRF	1,615	02/08/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/0354	10/28/2020	WD	Q	I	01	635,000
GRANTOR: ROBINSON FAYE						
GRANTEE: BENNETT STETSON F I						
0298/0589	8/01/1979	WD	Q	I		45,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S46 E33 FOP=[YR=1993] S4 E9 N4 W9 $ E9 N14 W8 N14 DCK=[YR=2012] E4N5 STR=[YR=2012] E2N6W2 DCK=[YR=2012] N5W4S5E4$S6$ FOP=[YR=1993] N6W4S6E4$W4S5$ N18$.

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	0810	CONCRETE A	0	0	0	0	861.00	SF	6.50	6.50	100	1973	1973	3	24	1,343	
2	0861	POOL GUNIT	0	0	30	16	480.00	SF	85.00	85.00	100	1995	1995	3	20	8,160	
3	0845	KOOL DECK	0	0	0	0	424.00	SF	7.25	7.25	100	1995	1995	3	70	2,152	
4	0810	CONCRETE A	0	0	0	0	660.00	SF	6.50	6.50	100	1985	1985	3	47	2,016	
5	0810	CONCRETE A	0	0	59	17	1,003.00	SF	6.50	6.50	100	1998	1998	3	75	4,890	
6	0810	CONCRETE A	0	0	3	50	150.00	SF	6.50	6.50	100	1998	1998	3	75	731	
7	0911	SCRN RM A	0	0	11	31	341.00	SF	17.50	17.50	100	1997	1997	3	20	1,194	
8	0510	GARAGE WD-	0	0	20	24	480.00	SF	35.00	35.00	100	1973	1973	3	20	3,360	
9	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	2002	2002	3	20	32	
10	0476	VF 6 SBPL	0	0	0	0	83.00	LF	32.00	32.00	100	2012	2012	3	83	2,204	

TOTAL OB/XF 26,082

LAND DESCRIPTION

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	000100	C	SFR	0	0006	R-3	75.00	138.00	75.00	FF		1.00	1.00	0.89	6,400.00	5,712.00	428,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 428,400 Market: 0 Agricultural: 0 Common: 428,400 PRINTED 08/06/2024 BY SYS