

BLOCK 4 LOT 4
OCEAN CITY NORTH PORTION R/P
PBK 2/38

DAVIS FRANKLIN B & AMELIA DUNN
1248 OGLETHORPE ST
MACON, GA 31220

2024

00-00-31-1520-0004-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 50
Exterior Wall	27	PREFIN MTL 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	756	100	756	85,839
HXB	1,120	100	1,120	127,169
HXG	364	55	200	22,709
HXP	72	30	22	2,498
HXP	240	30	72	8,175
UGR	528	45	238	27,023

TOTALS	3,080		2,408	273,412
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	653.00	SF	6.50		
2	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00		
3	1241	WD DECK G	0	0	15	4	60.00	UT	11.50		
4	1241	WD DECK G	0	0	13	4	124.00	UT	11.50		
5	0810	CONCRETE A	0	0	0	0	1,090.00	SF	6.50		
6	0810	CONCRETE A	0	0	22	16	352.00	SF	6.50		

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	000800	C	MULTI-FAM	0	0006	R-3	75.00	99.00	75.00	FF	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2700	01	2,408	108.7800	135.98	327,440	1967	1990	0	0	0	16.50	83.50	
1 DUPLEX - 0% - 0 Heated Area: 1876 HX Base Yr													
551 S FLETCHER AVE, FERNANDINA BEACH													
BLD DATE: 03/20/2024 MLU													

TOTAL OB/XF 6,079													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	0	0	0	653.00	SF	6.50		100	1967	1967
2	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00		100	1980	1980
3	1241	WD DECK G	0	0	15	4	60.00	UT	11.50		100	2002	2002
4	1241	WD DECK G	0	0	13	4	124.00	UT	11.50		100	2002	2002
5	0810	CONCRETE A	0	0	0	0	1,090.00	SF	6.50		100	1980	1980
6	0810	CONCRETE A	0	0	22	16	352.00	SF	6.50		100	1998	1998

TOTAL OB/XF 6,079													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	000800	C	MULTI-FAM	0	0006	R-3	75.00	99.00	75.00	FF		1.00	0.85

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		273,412	
TOTAL MARKET OB/XF VALUE		6,079	
TOTAL LAND VALUE - MARKET		408,000	
TOTAL MARKET VALUE		687,491	
SOH/AGL Deduction		0	
ASSESSED VALUE		687,491	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		687,491	
TOTAL JUST VALUE		687,491	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		651,231	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0698	POOL	65,000	01/02/2024
20091484	OTHER	750	10/29/2009
20052565	REPAIR/RRF	5,000	08/30/2005
20021834	XFOB	2,000	10/23/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2569/0239	11/01/2021	WD U	I	I	11	100	
GRANTOR: AMELIA 551 LLC							
GRANTEE: DAVIS FRANKLIN B &							
2510/0906	11/01/2021	WD U	I	I	39	479,000	
GRANTOR: AMELIA 551 LLC							
GRANTEE: DAVIS FRANKLIN B &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
HXG=[YR=1993] W13 APT=[YR=1993] W8 UGR=[YR=1993] N22 W24 S22 E24 \$ W19 S28 E27 N28 \$ S28 E13 N28 \$ PTR= E15 HXB=[YR=1993] E22 HXP=[YR=1993] N4 E18 S4 W18 \$ E18 S28 HXP=[YR=1993] S6 W40 N6 E40 \$ W40 N28 \$ W15 \$.											