BLOCK 6 LOT 2
OCEAN CITY N PB2/38

STEWART CAREY T & WENDY H
45 FORREST LAKE DR NW
ATLANTA, GA 30327

2024

00-00-31-1520-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

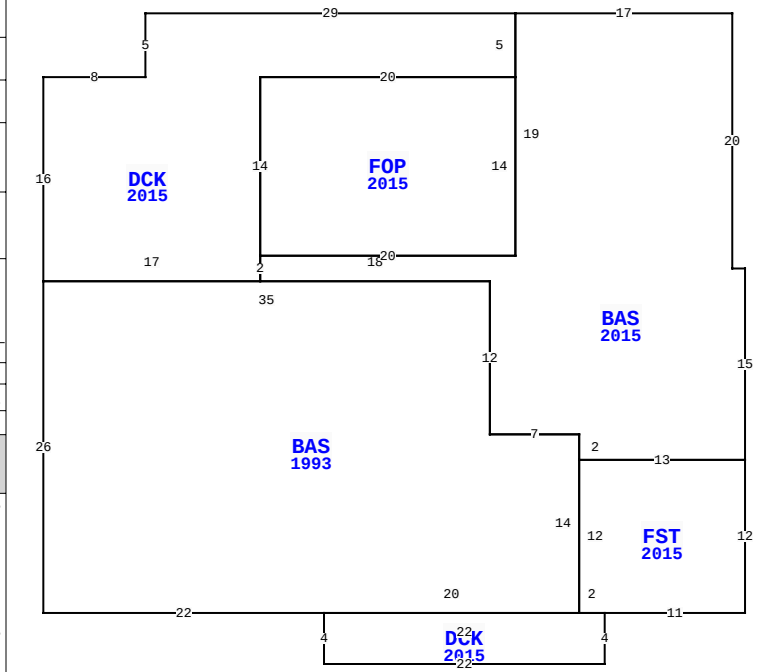
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,008	100	1,008	192,394
BAS	664	100	664	126,735
DCK	88	10	9	1,718
DCK	417	10	42	8,016
FOP	280	30	84	16,033
FST	156	55	86	16,414
TOTALS	2,613		1,893	361,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,893	131.1828	196.77	372,486	1941	2016	0	0	0	3.00	97.00

1 SFR CUST – 0% - 0 Heated Area: 1672 HX Base Yr



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

707 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	361,311
TOTAL MARKET OB/XF VALUE	53,135
TOTAL LAND VALUE - MARKET	408,000
TOTAL MARKET VALUE	822,446
SOH/AGL Deduction	0
ASSESSED VALUE	822,446
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	822,446
TOTAL JUST VALUE	822,446
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	781,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211176	SWIM POOL	0	03/23/2021
20142721	ADD 652SF	130,000	12/31/2014
20021838	REROOF	3,000	10/24/2002
2323	CHNGE SRVC	700	01/25/1989
5043	REPAIR/RRF	4,000	10/10/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2368/0767	6/12/2020	WD	Q	I	01	815,000
GRANTOR: CANNONE BRANDEN M & N						
GRANTEE: STEWART CAREY T & W						
1936/0103	9/02/2014	PR	U	I	19	210,000
GRANTOR: LOTT DANIEL BENJAMIN						
GRANTEE: CANNONE BRANDEN M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 DCK=[YR=2015] W29 S5 W8 S16 BAS=[YR=1993] S26 E22 DCK=[YR=2015] S4 E22 N4 FST=[YR=2015] E11 N12 W13 S12 E2$ W22$ E20 N14 W7 N12 W35$ E17 N2 FOP=[YR=2015] E20 N14 W20 S14 $ N14 E20 N5$ S19 W20 S2 E18 S12 E7 S2 E13 N15 W1 N20$.

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	180.00	SF	6.50	6.50	100	1980	1980	3	32.5	380	
2	0811	CONCRETE B	0	0	0	0	1,691.00	SF	3.90	3.90	100	2015	2015	3	95	6,265	
3	0855	CONC PAVER	0	0	0	0	225.00	SF	10.00	10.00	100	2015	2015	3	95	2,138	
4	1242	WD DECK A	0	0	0	0	236.00	SF	10.00	10.00	100	2016	2016	3	74	1,746	
5	0861	POOL GUNIT	0	0	0	0	420.00	SF	85.00	85.00	100	2022	2022	3	98	34,986	
6	0855	CONC PAVER	0	0	0	0	568.00	SF	10.00	10.00	100	2022	2022	3	100	5,680	
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 53,135

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-1	75.00	96.00	75.00	FF		1.00	1.00	0.85	6,400.00	5,440.00	408,000							

REVIEW DATE 09/21/2022 BY TW Total Acres: 0.00 Total Land Value: 408,000 Market: 0 Agricultural: 0 Common: 408,000 PRINTED 08/06/2024 BY SYS