

BLK 9 LOT N1/2 OF 4 & S1/2 OF
LOT 3
IN OR 2248/866

MAX A DENTON SR FAMILY LIMITED PARTNERSHIP ET AL/D
8049 OLD NICHOLLS HWY
NICHOLLS, GA 31544

2024

00-00-31-1520-0009-0041



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	12
Interior Wall	05
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	4
Bathrooms	2
Frame	07
Stories	1.
Units	0
BUD8 Adjustme	02
Occupancy	00

Quality	03
DOR CODE	0800
MAP NUM	

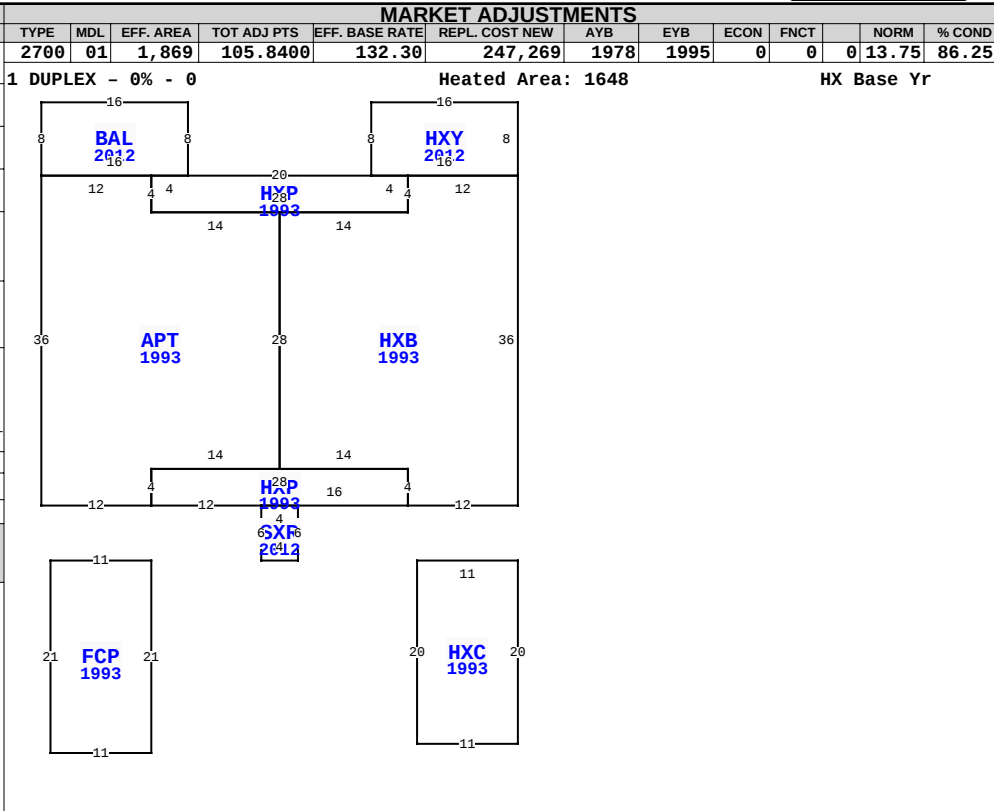
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1051.00		

APT	824	100	824	94,025
BAL	128	15	19	2,168
FCP	231	25	58	6,618
HXB	824	100	824	94,025
HXC	220	25	55	6,276
HXP	112	30	34	3,880
HXY	112	30	34	3,880
SXR	24	10	2	229

TOTALS	2,603		1,869	213,270
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	1,000.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0	0006	R-3	75.00	80.00	75.00



538 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	1,000.00	SF	6.50	6.50

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			213,270
TOTAL MARKET OB/XF VALUE			1,885
TOTAL LAND VALUE - MARKET			1,237,500
TOTAL MARKET VALUE			1,452,655
SOH/AGL Deduction			361,764
ASSESSED VALUE			1,090,891
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,090,891
TOTAL JUST VALUE			1,452,655
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,331,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120436	REPLACE DECKS & S	2,200	03/14/2012
20051790	METAL ROOF	2,000	05/13/2005
20021831	METER BASE 540	1,000	10/23/2002
20021831	METER BASE 540	1,000	10/23/2002
20021832	METER BASE 538	1,000	10/23/2002
10479	REMODEL	35	05/12/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2248/0866	1/11/2019	WD U	I	11	
GRANTOR: DENTON M.A.					
GRANTEE: MAX A DENTON SR FAM					
2031/0386	2/22/2016	WD U	I	11	
GRANTOR: DENTON JOSEPH & WILLI					
GRANTEE: DENTON JOSEPH					

BUILDING NOTES									
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BUILDING DIMENSIONS									
HXY=[YR=2012] W16S8 HXP=[YR=1993] W20 BAL=[YR=2012] N8W16S8 APT=[YR=1993] S36E12 HXP=[YR=1993] E12 SXR=[YR=2012] S6E4N6W4\$ E16 HXB=[YR=1993] E12N36W12S4W14S28 E14S4\$ N4W28S4\$ N4E14N28W14N4 W12\$ E16\$ W4S4E28N4W4\$ E16N8\$ PTR= S50 HXC=[YR=1993] W11 S20 E11 N20\$N50\$ PTR=S50W40 FCP=[YR=1993] W11S21E11N21\$ E40N50\$.									