

BLK 9 LOT 6 & PT OF LOT
PT OR 2021/540
OCEAN CITY S/D DBK U/384

THORNHILL TIMOTHY D & LEA/
3799 OLD US 41 SOUTH
LAKE PARK, GA 31636

2024

00-00-31-1520-0009-0060



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	06 CUST PANEL 90
Interior Wall	08 DECORATIVE 10
Interior Floo	09 PINE WOOD 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100

Quality	03 Quality Level 03		
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1061.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	170	15	26	4,842
BAL	224	15	34	6,332
BAS	1,729	100	1,729	322,001
BAS	208	100	208	38,737
DCK	50	10	5	931
DCK	137	10	14	2,607
FGR	496	55	273	50,842
FOP	290	30	87	16,202
FST	80	55	44	8,195
FUS	1,722	100	1,722	320,697
TOTALS	5,890		4,926	917,396

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0476	VF 6 SBPL	0	0	0	0	63.00	LF	32.00	32.00	
2	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	
3	1242	WD DECK A	0	0	4	6	24.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000120	C	SFR OCN FT	0	0006	R-3	100.00	80.00	100.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,926	128.6612	192.99	950,669	1925	2015	0	0	3.50	96.50
1 SFR CUST - 0% - 0											
Heated Area: 4443											
HX Base Yr											
** This building has 11 Sub-Areas											
584 S FLETCHER AVE, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/07/2024 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	
Tax Dist:		917,396	
BUILDING MARKET VALUE		2,691	
TOTAL MARKET OB/XF VALUE		1,650,000	
TOTAL LAND VALUE - MARKET		2,570,087	
TOTAL MARKET VALUE		758,968	
SOH/AGL Deduction		1,811,119	
ASSESSED VALUE		0	
TOTAL EXEMPTION VALUE		1,811,119	
BASE TAXABLE VALUE		2,570,087	
TOTAL JUST VALUE		0	
NCON VALUE		INCOME VALUE	
PREVIOUS YEAR MKT VALUE		2,378,766	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190354	ADDITIONTR	114,281	06/20/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2021/0540	12/31/2015	WD	Q	I	05
GRANTOR: OCEANCITY 56 LLC					
GRANTEE: THORNHILL TIMOTHY D					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W16 DCK=[YR=2019] N12 W12 S11 E7 S1 E5\$ W5 N1 W7 N1 W29 FGR=[YR=2020] W28 S18 FST=[YR=2020] S10 E8 N10 W8 \$ E8 S10 E4 BAS=[YR=2020] E16 N13 W16 S13 \$ N13 E16 N15 \$ S34 E47 N11DCK=[YR=2019] E10 N5 W10 S5\$ N5 E10 N16\$ PTR=E50 BAL=[YR=2020] N8 W28 S8 FUS=[YR=2020] S28 E28 N28 W28 \$ E28 \$ FOP=[YR=2019] E29 S2 BAL=[YR=2019] E17 S10 FUS=[YR=1993] E11 S16 W10 S16 W47 N34 E29 S2 E17\$ W17 N10\$ S8 W29 N10\$ W50\$.					

TOTAL OB/XF											
2,691											
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