

BLOCK 24 LOT 7
IN OR 1150/660
OCEAN CITY SOUTH PRT PB 2/39

JOHN & JULIE FAMILY LP
PO BOX 1487
TIFTON, GA 31793

2024

00-00-31-1540-0024-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	19	MARBLE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	04	REIN CONC 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1051.00
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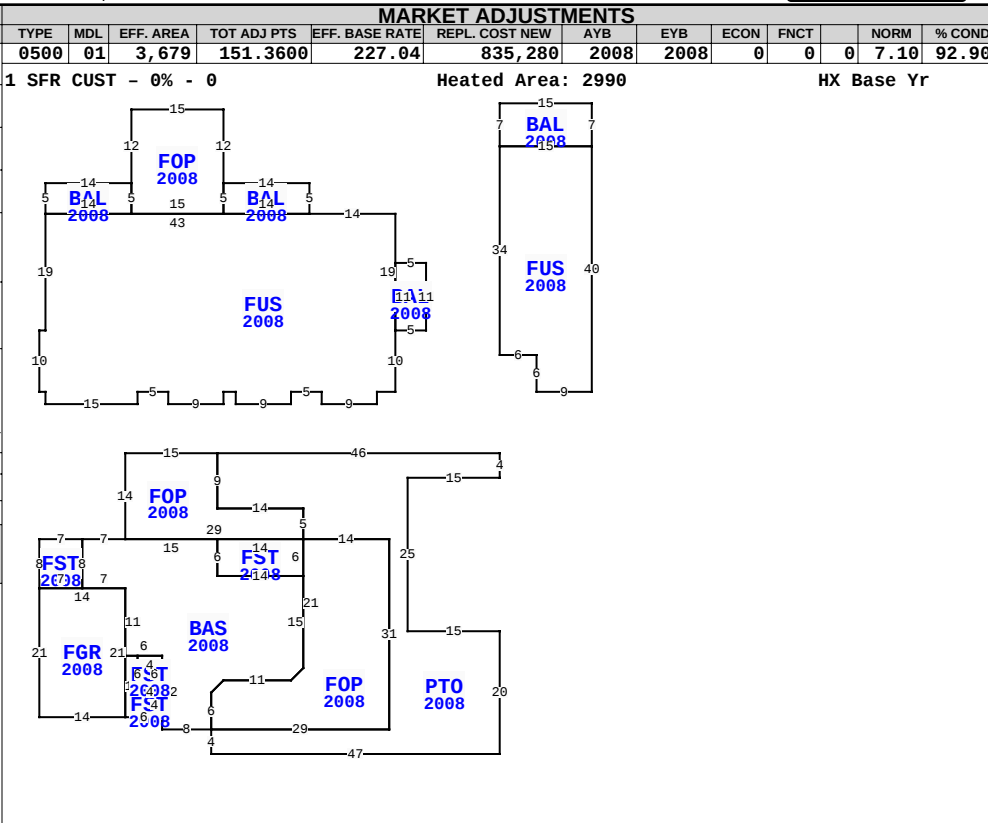
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	55	15	8	1,687
BAL	70	15	10	2,109
BAL	70	15	10	2,109
BAL	105	15	16	3,375
BAS	679	100	679	143,215
FGR	294	55	162	34,169
FOP	255	30	76	16,030
FOP	280	30	84	17,717
FOP	554	30	166	35,013
FST	24	55	13	2,742
TOTALS	5,818		3,679	775,975

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	92	3,220	
2	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2008	2008	3	35	350	
3	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	56	2008	2008	3	100	10,200	
4	0861	POOL GUNIT	0	0	25	15	375.00	SF	85.00	85.00	100	2008	2008	3	52	16,575	
5	0855	CONC PAVER	0	0	0	0	1,672.00	SF	10.00	10.00	100	2008	2008	3	89	14,881	
6	1130	REINFR 6	0	0	30	6	180.00	SF	5.75	5.75	100	2008	2008	3	97	1,004	
7	0600	SUMMER KIT	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2009	2009	3	40	1,000	
8	0415	BEACHWALK	0	0	35	4	140.00	SF	5.75	5.75	100	2009	2009	3	40	322	

LAND DESCRIPTION			TOTAL OB/XF 47,552														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000120	C	SFR OCN FT	0	0006	R-1	75.00	135.00	75.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,237,500

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,237,500 Market: 0 Agricultural: 0 Common: 1,237,500 PRINTED 08/06/2024 BY SYS



** This building has 16 Sub-Areas	BLD DATE	LGL DATE	05/07/2024	MLU
1230 S FLETCHER AVE, FERNANDINA BEACH	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		775,975	
TOTAL MARKET OB/XF VALUE		47,552	
TOTAL LAND VALUE - MARKET		1,237,500	
TOTAL MARKET VALUE		2,061,027	
SOH/AGL Deduction		34,404	
ASSESSED VALUE		2,026,623	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,026,623	
TOTAL JUST VALUE		2,061,027	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,915,395	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091184	XFOB	1,500	09/03/2009
20081226	ELEC OTHER	600	07/31/2008
20081224	SWIM POOL	18,576	07/31/2008
20081225	OTHER	1,000	07/31/2008
20080860	GAS	795	05/22/2008
20070644	H/AC	22,000	04/17/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
1150/0660	7/02/2003	WD Q	V		535,000
GRANTOR: WIGGINS ROBERT L SR					
GRANTEE: JOHN & JULIE FAMILY					
0836/0765	6/05/1998	WD Q	V		190,000
GRANTOR: BARRY ARTHUR P JR & B					
GRANTEE: WIGGINS ROBERT L SR					

BUILDING NOTES		
BUILDING DIMENSIONS		
PTO=[YR=2008] W46 FOP=[YR=2008] W15S14 BAS=[YR=2008] W7		
FST=[YR=2008] W7S8 FGR=[YR=2008] S21E14 FST=[YR=2008] E6N4		
FST=[YR=2008] N6W4S6E4S W4N6W2S10S N21W14S E7N8S		
S8E7S11E6S12E8 FOP=[YR=2008] E29N31W14S21 D2 L2 W11 D2 L2		
S6S6N6 U2 R2 E11 R2 U2 N15 FST=[YR=2008] N6W14S6E14S W14N6		
W15SE29N5W14N9S S9E14S5E14S31 W29S4E47N20W15N25E15N4S PTR=		
N10W17 FUS=[YR=2008] N10 BAL=[YR=2008] E5 N11W5S11N19W14		
BAL=[YR=2008] N5W14 FOP=[YR=2008] N12W15S12 BAL=[YR=2008] W14		
S5E14N5S5E15N5S5E14S4S19W1 S10E15S2E15N2E5S2E9N2E2S2E9N2E5		
S2E9N2E3S E17S10S PTR=N16 FUS=[YR=2008] E6S6E9N40		
BAL=[YR=2008] N7 W15S7E15S W15S34S16S.		