BLOCK 3 LOTS 10 11 12 13 &
E 35 FT OF LOTS 20 21 22 23
IN OR 650 PG 235

WORRELL JOANN W
1100 EAST WALKER ST
DOUGLAS, GA 31533

2024

00-00-31-1680-0003-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

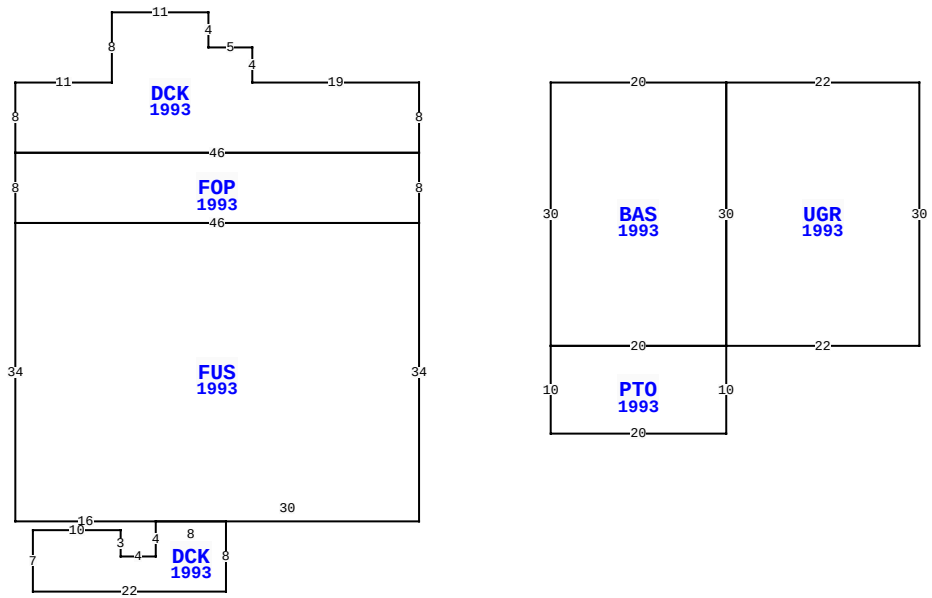
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	60,549
DCK	150	10	15	1,514
DCK	476	10	48	4,844
FOP	368	30	110	11,100
FUS	1,564	100	1,564	157,831
PTO	200	5	10	1,009
UGR	660	45	297	29,972
TOTALS	4,018		2,644	266,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,644	92.1600	138.24	365,507	1979	1984	0	0	0	27.00	73.00

1 SFR CUST – 0% - 0 Heated Area: 2164 HX Base Yr



3540 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	266,820
TOTAL MARKET OB/XF VALUE	5,624
TOTAL LAND VALUE - MARKET	1,947,000
TOTAL MARKET VALUE	2,219,444
SOH/AGL Deduction	114,845
ASSESSED VALUE	2,104,599
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,104,599
TOTAL JUST VALUE	2,219,444
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,913,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210752	REPAIR/RRF	0	11/03/2021
20111748	REPAIR/RRF	6,450	09/30/2011
B034250	REMODEL	3,000	12/04/2003
B0012110	M001	3,000	09/24/2001
6802	REPAIR/RRF	4,160	11/13/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0650/0235	2/27/1992	WD	U	I	01	100
GRANTOR: WORRELL RICHARD H						
GRANTEE: WORRELL JOANN W						
0273/0387	8/01/1978	WD	U	V		60,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W19 N4 W5 N4 W11 S8 W11 S8 FOP=[YR=1993] S8
FUS=[YR=1993] S34 E16 DCK=[YR=1993] S4 W4 N3 W10 S7 E22 N8
W8 $ E30 N34 W46 $ E46 N8 W46 $ E46 N8 $ PTR= E15
BAS=[YR=1993] E20 UGR=[YR=1993] E22 S30 W22 N30 $ S30
PTO=[YR=1993] S10 W20 N10 E20 $ W20 N30 $ W15 $.

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	0812	CONCRETE C	0	0	0	0	2,885.00	SF	4.00	4.00	100	1979	1979	3	30	3,462	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	44	1,540	
3	0810	CONCRETE A	0	0	0	0	319.00	SF	6.50	6.50	100	1979	1979	3	30	622	

LAND DESCRIPTION

TOTAL OB/XF 5,624

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	000120	C	SFR OCN FT	0		R-1	100.00	400.00	100.00	FF	3	1.18	1.00	1.18	16,500.00	19,470.00	1,947,000							

REVIEW DATE 01/18/2022 BY DJX Total Acres: 0.00 Total Land Value: 1,947,000 Market: 0 Agricultural: 0 Common: 1,947,000 PRINTED 08/06/2024 BY SYS