

BLOCK 6 LOTS 6 7 & E35 FT OF
LOTS 26 & 27 IN OR 2417/208
SEAVIEW SUB PB 1/7

CAMPBELL CAROLE EAST REV TRUST/CAMPBELL CAROLE EAS
420 FERRY LANDING NW
ATLANTA, GA 30328

2024

00-00-31-1680-0006-0060

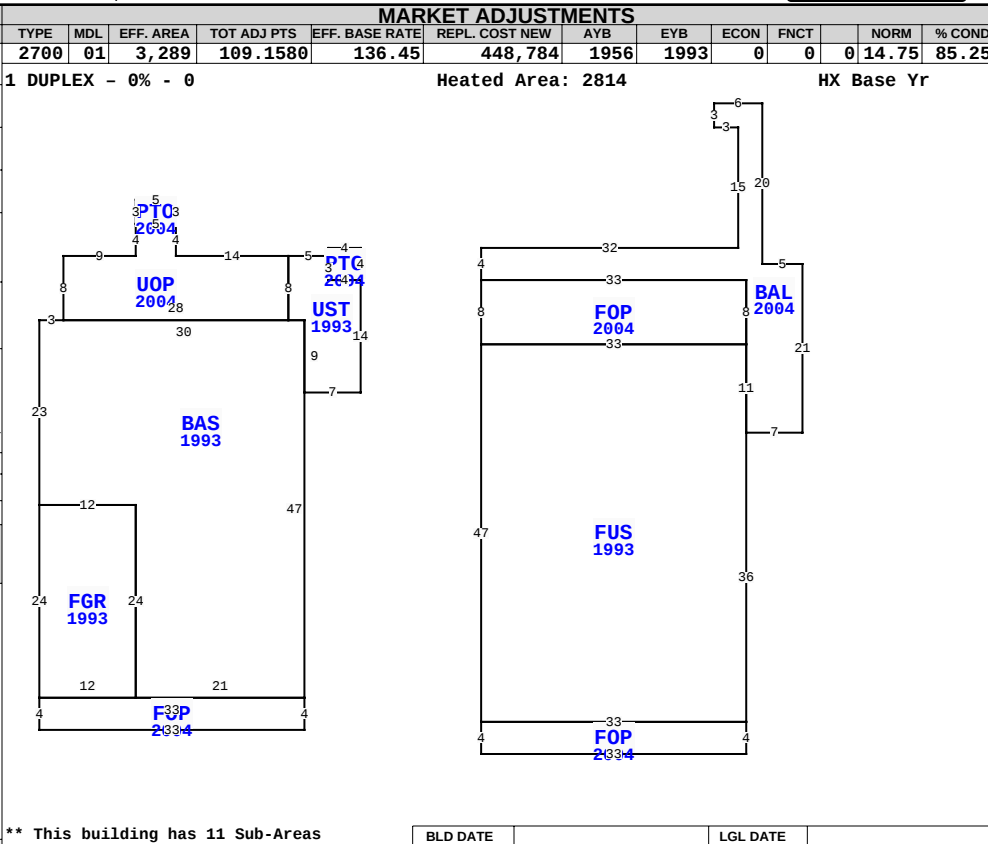


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA
		01

NEIGHBORHOOD/LOC				
1053.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	346	15	52	6,048
BAS	1,263	100	1,263	146,916
FGR	288	55	158	18,379
FOP	132	30	40	4,653
FOP	132	30	40	4,653
FOP	264	30	79	9,190
FUS	1,551	100	1,551	180,418
PTO	15	5	1	116
PTO	16	5	1	116
UOP	244	20	49	5,700
TOTALS	4,374		3,289	382,588

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	0	0	0	1,505.00	SF	4.00	4.00
2	1126	CB/STC 8"	0	0	0	0	1,156.00	SF	8.00	8.00
3	0416	DUNEWALKS	0	0	330	4	1,320.00	SF	9.00	9.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000120	C	SFR OCN FT	0		R-1	50.00	400.00	50.00	FF 3



3780 S FLETCHER AVE, FERNANDINA BEACH										
** This building has 11 Sub-Areas										
BLD DATE										
XF DATE										
INC DATE										
LGL DATE										
LAND DATE										
AG DATE										
05/07/2024 MLU										

TOTAL OB/XF										
14,243										
TOTAL ADJ										
1.18										
1.00										
1.18										
16,500.00										
19,470.00										
973,500										

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		382,588	
TOTAL MARKET OB/XF VALUE		14,243	
TOTAL LAND VALUE - MARKET		973,500	
TOTAL MARKET VALUE		1,370,331	
SOH/AGL Deduction		41,322	
ASSESSED VALUE		1,329,009	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,329,009	
TOTAL JUST VALUE		1,370,331	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,208,190	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222374	ADDITION	55,000	10/14/2022
20170799	2ND DECK	11,000	03/20/2017
20150806	DUNEWALK	3,500	04/15/2015
20111329	REMODEL	5,000	08/09/2011
20090413	REPAIR/RRF	12,000	04/02/2009
B0040073	REMODEL	125,000	01/18/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2417/0208	12/11/2020	SW	U	I	11
GRANTOR: CAMPBELL CAROLE E					
GRANTEE: CAMPBELL CAROLE EAS					
1133/1825	5/01/2003	WD	Q	I	
GRANTOR: OATES WALTER M					
GRANTEE: CAMPBELL CAROLE E					

BUILDING NOTES										
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BUILDING DIMENSIONS										
PTO=[YR=2004] W4 S1 UST=[YR=1993] W5 UOP=[YR=2004] W14 N4										
PTO=[YR=2004] N3 W5 S3 E5 \$ W5 S4 W9 S8 BAS=[YR=1993] W3										
S23 FGR=[YR=1993] S24 FOP=[YR=2004] S4 E33 N4 W33 \$ E12 N24										
W12 \$ E12 S24 E21 N47 W30 \$ E28 N8 \$ S8 E2 S9 E7 N14 W4 N3 \$										
S3 E4 N4 \$ PTR= E15 BAL=[YR=2004] E32 N15 W3 N3 E6 S20 E5										
S21 W7 FUS=[YR=1993] S36 FOP=[YR=2004] S4 W33 N4 E33 \$ W33										
N47 E33 S11 \$ N11 FOP=[YR=2004] W33 N8 E33 S8 \$ N8 W33 N4 \$										
W15 \$.										