BLOCK 7 LOTS 12 13 E 35 FT
OF 20 21
IN OR 2380/1000

AIKEN RICHARD ANTHONY/AIKEN STEWART W
31 CARLTON DR NE
ATLANTA, GA 30342

2024

00-00-31-1680-0007-0120

BUILDING CHARACTERISTICS

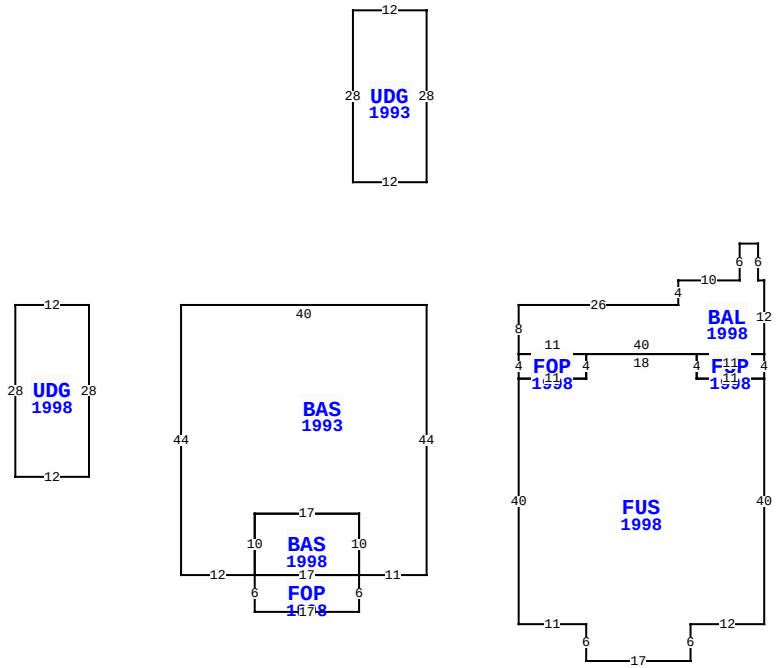
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
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	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
BAL	394	15	59	7,487
BAS	1,590	100	1,590	201,781
BAS	170	100	170	21,574
FOP	44	30	13	1,650
FOP	44	30	13	1,650
FOP	102	30	31	3,934
FUS	1,774	100	1,774	225,132
UDG	336	55	185	23,478
UDG	336	55	185	23,478
TOTALS	4,790		4,020	510,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,020	106.2600	159.39	640,748	1958	1978	0	0	0	20.38	79.62

1 SFR CUST – 0% - 0 Heated Area: 3534 HX Base Yr



3900 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	510,164
TOTAL MARKET OB/XF VALUE	18,247
TOTAL LAND VALUE - MARKET	973,500
TOTAL MARKET VALUE	1,501,911
SOH/AGL Deduction	37,178
ASSESSED VALUE	1,464,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,464,733
TOTAL JUST VALUE	1,501,911
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,331,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090691	H/AC	2,641	06/03/2009
B969900	NEW CONSTR	126,758	06/27/1996
5258	OTHER	0	03/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2380/1000	7/29/2020	WD	U	I	30	230,000
GRANTOR: AIKEN RICHARD ANTHONY						
GRANTEE: AIKEN RICHARD A & S						
1890/1058	11/15/2013	WD	U	I	16	50,000
GRANTOR: AIKEN ROBERT SCOTT						
GRANTEE: AIKEN JAMES HOBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S44 E12 FOP=[YR=1998] S6 E17 N6
BAS=[YR=1998] N10 W17 S10 E17 $ W17$ N10 E17 S10 E11 N44$
PTR=E15 BAL=[YR=1998] E26 N4 E10 N6 E3 S6 E1 S12
FOP=[YR=1998] S4 FUS=[YR=1998] S40 W12 S6 W17 N6 W11 N40
FOP=[YR=1998] N4 E11 S4 W11$ E11 N4 E18 S4 E11$ W11 N4 E11$
W40 N8$ W15$ PTR=W55 UDG=[YR=1998] W12 S28 E12 N28$ E55$
PTR=N20 UDG=[YR=1993] N28 W12 S28 E12$ S20$.

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	0810	CONCRETE A	0	0	0	0	85.00	SF	6.50	6.50	100	1958	1958	3	20	111	
2	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100	1996	1996	3	20	320	
3	0810	CONCRETE A	0	0	0	0	2,262.00	SF	6.50	6.50	100	1998	1998	3	75	11,027	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	81	1,620	
5	0416	DUNEWALKS	0	0	182	4	728.00	SF	18.00	18.00	100	2000	2000	3	20	2,621	
6	0851	PATIO STON	0	0	0	0	200.00	SF	0.75	0.75	100	2000	2000	3	79	119	
7	0855	CONC PAVER	0	0	0	0	276.00	SF	10.00	10.00	100	2007	2007	3	88	2,429	

LAND DESCRIPTION

TOTAL OB/XF 18,247

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	50.00	400.00	50.00	FF	3	1.18	1.00	1.18	16,500.00	19,470.00	973,500							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 973,500 Market: 0 Agricultural: 0 Common: 973,500 PRINTED 08/06/2024 BY SYS