

FAB TEC INC
500 EAGLE LAKE LN
DOUGLAS, GA 31533

00-00-31-1720-0001-0100

[illegible]

BLOCK 1 LOT 10
IN OR 734/482
SOUTH BEACH SUB PB 3/11

FAB TEC INC
500 EAGLE LAKE LN
DOUGLAS, GA 31533

2024

00-00-31-1720-0001-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

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Quality 04 Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	160	15	24	2,186
BAS	1,105	100	1,105	100,624
FGR	288	55	158	14,388
FOP	32	30	10	911
FOP	75	30	22	2,004
FUS	984	100	984	89,606
UOP	160	20	32	2,914
TOTALS	2,804		2,335	212,631

EXTRA FEATURES

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
11	0861	POOL GUNIT	0	0	0	0	80.00	SF	85.00	85.00	100	1995	1995	3	20	1,360	
12	0845	KOOL DECK	0	0	0	0	170.00	SF	7.25	7.25	100	1995	1995	3	70	863	
13	0415	BEACHWALK	0	0	0	0	133.00	SF	5.75	5.75	100	1995	1995	3	20	153	
14	1242	WD DECK A	0	0	0	0	3.00	SF	10.00	10.00	100	1995	1995	3	20	6	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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MARKET ADJUSTMENTS												2 TOWNHOUSE - 0% - 0				Heated Area: 2089				HX Base Yr			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0320	01	2,335	111.1320	105.58	246,529	1995	1995	0	0	0	13.75	86.25											

UOP
1205
1995

BAS
1995

FOP
1895

FGR
1995

BAL
1995

FUS
1995

2996 S FLETCHER AVE A&B, FERNANDINA BEACH

BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE	05/07/2024	MLU
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TOTAL OB/XF 2,382

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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NASSAU COUNTY PROPERTY				PAGE 2 of 2	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		476,359			
TOTAL MARKET OB/XF VALUE		14,172			
TOTAL LAND VALUE - MARKET		1,031,250			
TOTAL MARKET VALUE		1,521,781			
SOH/AGL Deduction		3,047			
ASSESSED VALUE		1,518,734			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		1,518,734			
TOTAL JUST VALUE		1,521,781			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,380,667			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0734/0482	7/19/1995	WD	U	I	02	464,200	
GRANTOR: RANDY PARR CONSTRUCTI							
GRANTEE: FAB TEC INC							
0722/0941	1/24/1995	WD	Q	I		130,000	
GRANTOR: PELOW ARTHUR & ANTOI							
GRANTEE: RANDY PARR CONSTRUC							

BUILDING NOTES			
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BUILDING DIMENSIONS
UOP=[YR=1995] W20 S8 BAS=[YR=1995] S59 FOP=[YR=1995] S4 E8
FGR=[YR=1995] S20 E12 N24 W12 S4 \$ N4 W8 \$ E20 N44
FOP=[YR=1995] N15 W5 S15 E5 \$ W5 N15 W15 \$ E20 N8 \$ PTR= E15
BAL=[YR=1995] E20 S8 FUS=[YR=1995] S53 W12 N4 W4 N11 W4 N38
E20 \$ W20 N8 \$ W15 \$.