

BLOCK 6 LOT 1 & N 5.5FT OF LOT
2 (S-1) IN OR 1190/704
SOUTH BEACH SUB PB 3/11

BECK MICHAEL A
211 ANDREW DR SUITE A
STOCKBRIDGE, GA 30281

2024

00-00-31-1720-0006-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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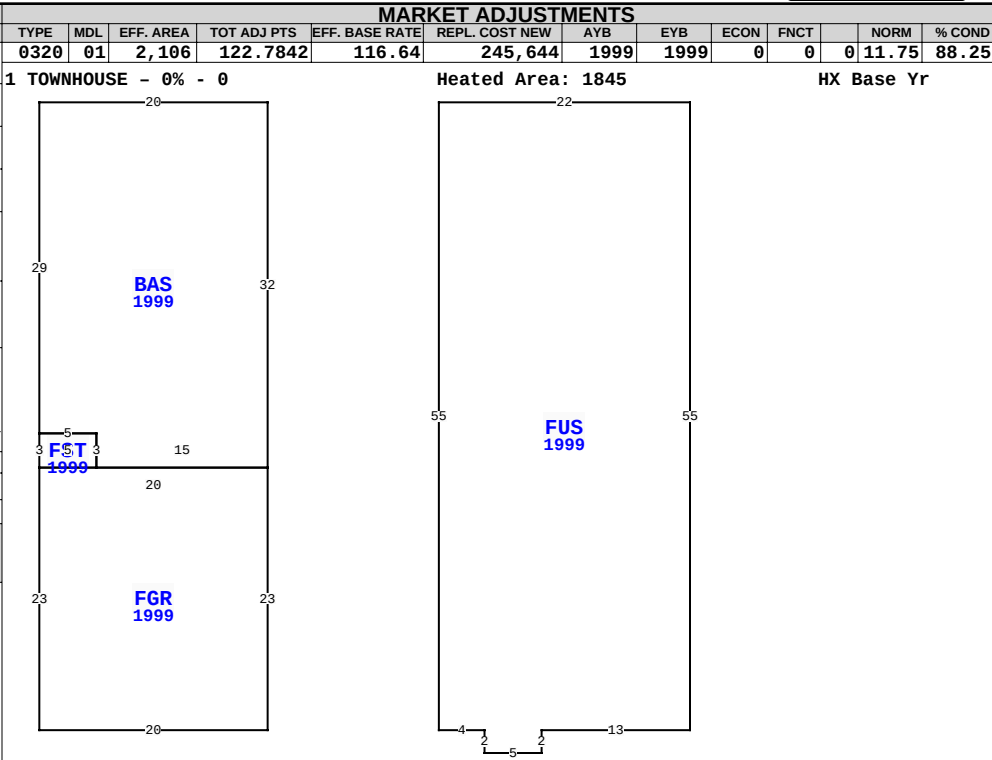
NEIGHBORHOOD/LOC	1059.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	625	64,334
FGR	460	55	253	26,043
FST	15	55	8	823
FUS	1,220	100	1,220	125,581

TOTALS	2,320		2,106	216,781
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	811.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	38	3	114.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	0	0	30.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		R-3	40.00	100.00	40.00	FF 1	



2901 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	03/20/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0811	CONCRETE B	0	0	0	0	811.00	SF	5.20	5.20	100	1999	1999	3	77	3,247	
2	0810	CONCRETE A	0	0	38	3	114.00	SF	6.50	6.50	100	1999	1999	3	77	571	
3	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	1999	1999	3	77	80	
4	0810	CONCRETE A	0	0	0	0	30.00	SF	6.50	6.50	100	2004	2004	3	84	164	

TOTAL OB/XF												4,062	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
R-3	40.00	100.00	40.00	FF	1	1.00	1.00	1.00	6,200.00	6,200.00	2		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		216,781	
TOTAL MARKET OB/XF VALUE		4,062	
TOTAL LAND VALUE - MARKET		248,000	
TOTAL MARKET VALUE		468,843	
SOH/AGL Deduction		0	
ASSESSED VALUE		468,843	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		468,843	
TOTAL JUST VALUE		468,843	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		454,176	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081820	REPAIR/RRF	5,000	12/16/2008
B041539	REMODEL	6,000	08/25/2004
B984547	NEW CONSTR	196,000	11/19/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1190/0704	11/21/2003	WD	Q	I		267,500	
GRANTOR: THOMSON CHARLES W & S							
GRANTEE: BECK MICHAEL A							
0884/0401	5/21/1999	WD	Q	I		500,000	
GRANTOR: CENTRE STREET COMPANY							
GRANTEE: THOMSON CHARLES W &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W20 S29 FST=[YR=1999] S3 FGR=[YR=1999] S23 E20 N23 W20 \$ E5 N3 W5 \$ E5 S3 E15 N32 \$ PTR= E15 FUS=[YR=1999] E22 S55 W13 S2 W5 N2 W4 N55 \$ W15 \$.											