BLOCK 6 S31.50FT OF N 37 FT OF
LOT 2 IN OR 1190/729
SOUTH BEACH SUB PB 3/11

FIELDING KEVIN M
211 ANDREW DR SUITE A
STOCKBRIDGE, GA 30281

2024

00-00-31-1720-0006-0023

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

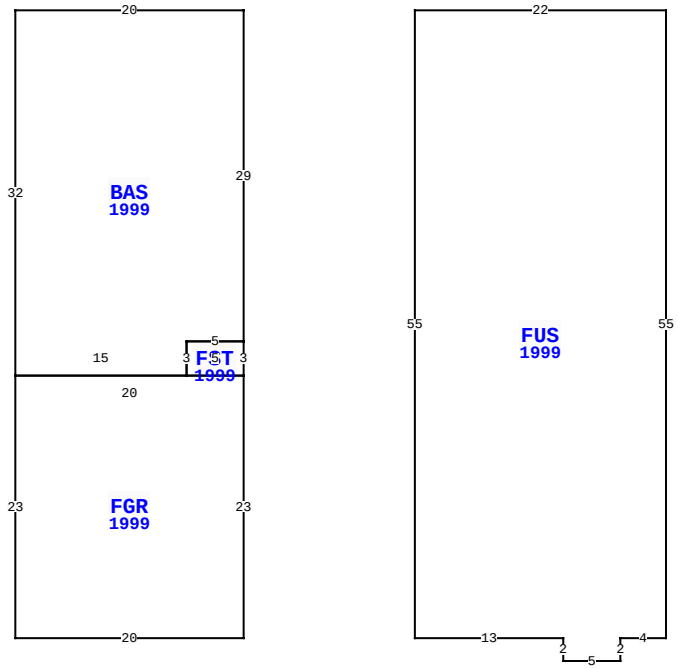
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	1059.00	

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,106	122.7842	116.64	245,644	1999	1999	0	0	0	11.75	88.25

1 TOWNHOUSE - 0% - 0 Heated Area: 1845 HX Base Yr



2905 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	216,781
TOTAL MARKET OB/XF VALUE	4,023
TOTAL LAND VALUE - MARKET	211,420
TOTAL MARKET VALUE	432,224
SOH/AGL Deduction	0
ASSESSED VALUE	432,224
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	432,224
TOTAL JUST VALUE	432,224
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	419,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081821	REPAIR/RRF	5,000	12/16/2008
B041541	REMODEL	6,000	08/25/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1190/0729	11/21/2003	WD	Q	I		267,500

GRANTOR: THOMSON CHARLES W & S

GRANTEE: FIELDING KEVIN M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W20 S32 FGR=[YR=1999] S23 E20 N23
FST=[YR=1999] N3 W5 S3 E5 $ W20 $ E15 N3 E5 N29 $ PTR= E15
FUS=[YR=1999] E22 S55 W4 S2 W5 N2 W13 N55 $ 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	0811	CONCRETE B	0	0	0	0	805.00	SF	5.20	5.20	100	1999	1999	3	77	3,223	
2	0810	CONCRETE A	0	0	0	0	111.00	SF	6.50	6.50	100	1999	1999	3	77	556	
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	

LAND DESCRIPTION

TOTAL OB/XF 4,023

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	000100	C	SFR	0		R-3	31.00	100.00	31.00	FF	1	1.00	1.00	1.10	6,200.00	6,820.00	211,420							

REVIEW DATE 03/26/2020 BY DJA Total Acres: 0.00 Total Land Value: 211,420 Market: 0 Agricultural: 0 Common: 211,420 PRINTED 08/06/2024 BY SYS