

LOT 344-A
IN OR 561 PG 302
WINDWARD DUPLEXES OR 551/150

MARITAL TRUST/BENNETT BETSY P TRUSTEE ET AL
13 PAR DRIVE
JESUP, GA 31546

2024

00-00-31-179D-344A-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 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		2 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	2.5	2.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
---------	--	----------	----

NEIGHBORHOOD/LOC	1092.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100	72	7,621
FCP	481	25	120	12,701
FOP	60	30	18	1,905
FST	171	55	94	9,949
FUS	439	100	439	46,464
FUS	944	100	944	99,914

TOTALS	2,167		1,687	178,554
--------	-------	--	-------	---------

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
1	0416	DUNEWALKS	0	0	1	292	292.00	SF	15.00	15.00	100	1988	1988	3	20	876	
2	0810	CONCRETE A	0	0	0	0	970.00	SF	6.50	6.50	100	1988	1988	3	54.5	3,436	
3	0810	CONCRETE A	0	0	5	9	45.00	SF	6.50	6.50	100	1988	1988	3	54.5	159	
4	1242	WD DECK A	0	0	5	11	55.00	SF	10.00	10.00	100	1988	1988	3	20	110	
5	1242	WD DECK A	0	0	2	28	56.00	SF	10.00	10.00	100	1988	1988	3	20	112	
6	1241	WD DECK G	0	0	1	292	292.00	UT	11.50	11.50	100	1988	1988	3	20	672	
7	1242	WD DECK A	0	0	11	14	154.00	SF	10.00	10.00	100	1988	1988	3	20	308	
8	1241	WD DECK G	0	0	8	13	104.00	UT	15.53	15.53	100	1988	1988	3	20	323	

LAND DESCRIPTION										TOTAL OB/XF									
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
1	000120	C	SFR OCN FT	0	0006	R-3	30.00	200.00	30.63	FF		1.00	1.00	1.00	16,500.00	16,500.00	505,395		

REVIEW DATE	04/22/2024	BY	KBA	Total Acres:	0.00	Total Land Value:	505,395	Market:	0	Agricultural:	0	Common:	505,395	PRINTED 08/06/2024 BY SYS
-------------	------------	----	-----	--------------	------	-------------------	---------	---------	---	---------------	---	---------	---------	---------------------------

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,687	128.8000	122.36	206,421	1988	1995	0	0	0	13.50	86.50

1 TOWNHOUSE - 0% - 0

Heated Area: 1455

HX Base Yr

FCP
1993

FST
1993

BAS
1993

FUS
1993

FOP
1993

FUS
1993

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

344 S FLETCHER AVE	A, FERNANDINA BEACH
--------------------	---------------------

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	0416	DUNEWALKS	0	0	1	292	292.00	SF	15.00	15.00	100	1988	1988	3	20	876	
2	0810	CONCRETE A	0	0	0	0	970.00	SF	6.50	6.50	100	1988	1988	3	54.5	3,436	
3	0810	CONCRETE A	0	0	5	9	45.00	SF	6.50	6.50	100	1988	1988	3	54.5	159	
4	1242	WD DECK A	0	0	5	11	55.00	SF	10.00	10.00	100	1988	1988	3	20	110	
5	1242	WD DECK A	0	0	2	28	56.00	SF	10.00	10.00	100	1988	1988	3	20	112	
6	1241	WD DECK G	0	0	1	292	292.00	UT	11.50	11.50	100	1988	1988	3	20	672	
7	1242	WD DECK A	0	0	11	14	154.00	SF	10.00	10.00	100	1988	1988	3	20	308	
8	1241	WD DECK G	0	0	8	13	104.00	UT	15.53	15.53	100	1988	1988	3	20	323	

LAND DESCRIPTION										TOTAL OB/XF									
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
1	000120	C	SFR OCN FT	0	0006	R-3	30.00	200.00	30.63	FF		1.00	1.00	1.00	16,500.00	16,500.00	505,395		

REVIEW DATE	04/22/2024	BY	KBA	Total Acres:	0.00	Total Land Value:	505,395	Market:	0	Agricultural:	0	Common:	505,395	PRINTED 08/06/2024 BY SYS
-------------	------------	----	-----	--------------	------	-------------------	---------	---------	---	---------------	---	---------	---------	---------------------------

NASSAU COUNTY PROPERTY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110568	REPAIR/RRF	2,000	04/15/2011
10398	REPAIR/RRF	800	03/26/1997

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2248/1440	12/17/2018	WD U	I 11
GRANTOR: BENNETT STETSON FLEMI			
GRANTEE: MARITAL TRUST OF ST			
2248/1438	12/17/2018	QC U	I 11
GRANTOR: BENNETT BETSY EXECUTO			
GRANTEE: STETSON FLEMING BEN			

BUILDING NOTES			
BUILDING DIMENSIONS			
FUS=[YR=1993] W13 S10 W9 S37 E10 FOP=[YR=1993] S5 E12 N5 W12 \$ E12 N47 \$ PTR= E15 FUS=[YR=1993] E17 S22 W4 S5 W13 N27 \$ W15 \$ PTR= W40 FST=[YR=1993] W9 FCP=[YR=1993] N10 W13 S37 E13 BAS=[YR=1993] E9 N8 W9 S8 \$ N27 \$ S19 E9 N19 \$ E40 \$.			