

PT GOVT LOT 20 OF SEC 9-3N-29E
PBK 0/40 IN OR 2082/1537
PT IN ABND R/W IN DBK 245/237

COTTINGHAM SIDNEY L & SALLY C
1507 GOLF CLUB ROAD EXTENSION
DOUGLAS, GA 31533

2024

09-3N-29-0000-0004-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	23 REINF CONC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floor	11 CLAY TILE 50
Interior Floor	12 HARDWOOD 50
Air Condition	02 WINDOW 100
Heating Type	03 FORCED AIR 100
Bedrooms	2 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	1.5 1.5 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

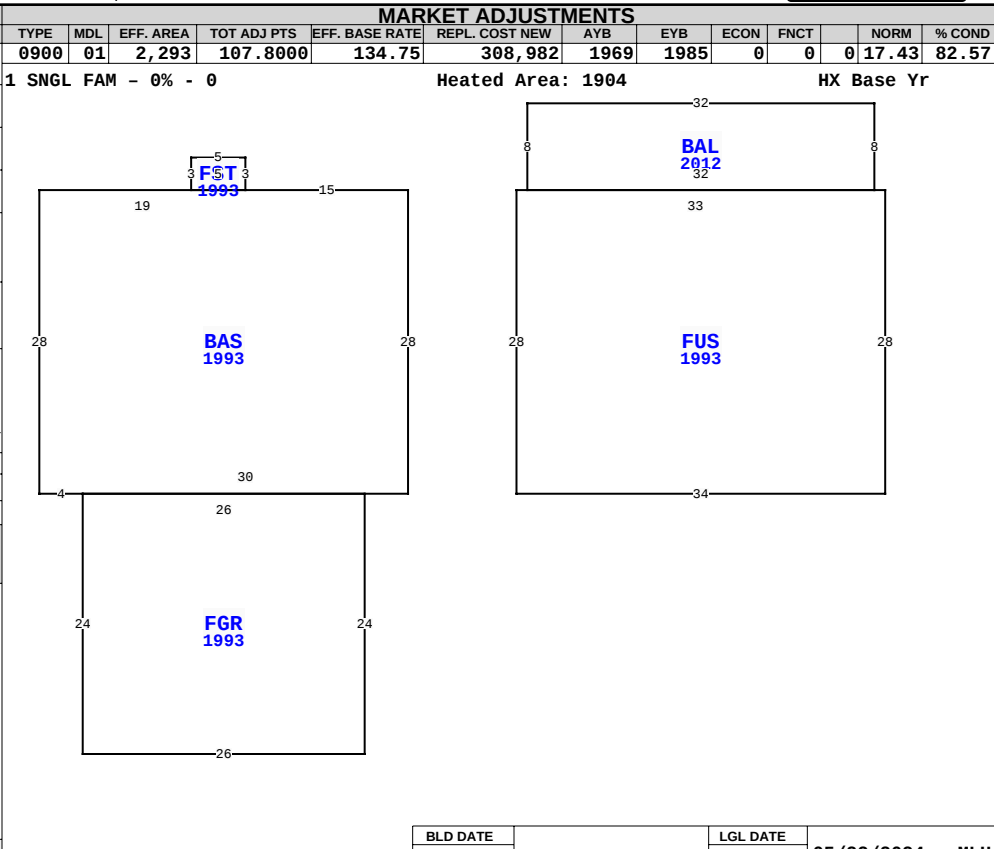
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC 1041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	256	15	38	4,228
BAS	952	100	952	105,922
FGR	624	55	343	38,163
FST	15	55	8	890
FUS	952	100	952	105,922
TOTALS	2,799		2,293	255,126

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
1	0810	CONCRETE A	0	0	0	593.00	SF	6.50	6.50	100	1969	1969	3	20
2	1123	CB 8"	0	0	40	80.00	SF	6.15	6.15	100	1969	1969	3	20
3	1123	CB 8"	0	0	37	111.00	SF	6.15	6.15	100	1969	1969	3	20

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
1	000100	C	SFR	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00



940 N FLETCHER AVE, FERNANDINA BEACH										BLD DATE	LGL DATE	05/22/2024 MLU		
										XF DATE	LAND DATE			
										INC DATE	AG DATE			

NASSAU COUNTY PROPERTY										PAGE 1 of 1				
VALUATION SUMMARY										2				
VALUATION BY										STANDARD				
Tax Group: 2										Tax Dist:				
BUILDING MARKET VALUE										255,126				
TOTAL MARKET OB/XF VALUE										1,006				
TOTAL LAND VALUE - MARKET										350,000				
TOTAL MARKET VALUE										606,132				
SOH/AGL Deduction										148,666				
ASSESSED VALUE										457,466				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										457,466				
TOTAL JUST VALUE										606,132				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										494,389				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052395	ELEC OTHER	1,000	08/08/2005
21011197	REPAIR/RRF	3,000	05/24/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2082/1537	11/03/2016	WD	U	I	16	82,500			
GRANTOR: CARVER GWINNETTE FITZ									
GRANTEE: COTTINGHAM SIDNEY L									
0752/0151	2/21/1996	DA	U	I	01	100			
GRANTOR: CARVER BRUCE/DEED OF									
GRANTEE: CARBER GWINNETTE F									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W15 FST=[YR=1993] N3 W5 S3 E5 \$ W19 S28 E4									
FGR=[YR=1993] S24 E26 N24 W26 \$ E30 N28 \$ PTR= E10									
FUS=[YR=1993] S28E34N28W1 BAL=[YR=2012] N8W32S8E32\$ W33\$ W10\$.									