W1/2 OF LOT 35
PT OR 751/932 & OR 996/136 &
OR 1415/1947

JELKS EDWIN B III &/BALLARD DAVID
2559 LOWER GABRIELS CREEK RD
MARS HILL, NC 28754-6329

2025

00-00-31-1020-0035-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

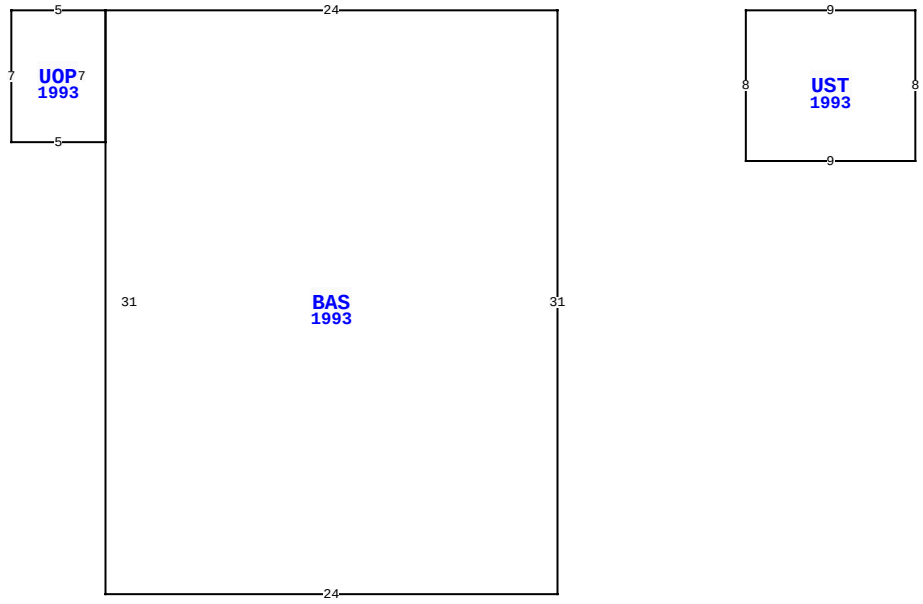
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	07	SPECIAL 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	1993	744	93,500
UOP	35	20	1993	7	879
UST	72	45	1993	32	4,022
TOTALS	851			783	98,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	783	107.6130	142.05	111,225	1929	2000	0	0	0	11.53	88.47

1 SNGL FAM – 0% - 0 Heated Area: 744 HX Base Yr



246 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	98,401
TOTAL MARKET OB/XF VALUE	946
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	599,347
SOH/AGL Deduction	247,648
ASSESSED VALUE	351,699
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	351,699
TOTAL JUST VALUE	599,347
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	414,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121314	REPAIR ELEC.MAST	800	07/03/2012
20052076	REPAIR/RRF	4,000	06/27/2005
20003780	REMODEL	10,000	08/22/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2506/1751	10/20/2021	QC	U	I	11	100
GRANTOR: BALLARD DURWOOD LEE						
GRANTEE: BALLARD DAVID ET AL						
1415/1947	5/30/2006	WD	Q	I	06	50,400
GRANTOR: CHAPPELL ANN ETAL						
GRANTEE: BALLARD DURWOOD LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 UOP=[YR=1993] W5 S7 E5 N7 $ S31 E24 N31 $ PTR= E10 UST=[YR=1993] E9 S8 W9 N8 $ W10 $.

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	1241	WD DECK G	0	0	10	29	168.00	UT	14.95	14.95	100	2003	2003	3	30	753	
2	1241	WD DECK G	0	0	4	14	56.00	UT	11.50	11.50	100	2003	2003	3	30	193	

LAND DESCRIPTION

TOTAL OB/XF 946

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	RES	0	0006	R-3	50.00	133.00	50.00	FF		1.00	1.00	1.00	10,000.00	10,000.00	500,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS