NORTHERLY 31' OF LOT 41 (S-2)
IN OR 1618/1387 & OR 1618/1391
AMELIA LIGHTHOUSE RESERVATION

SEAGRAVES ROBERT B & KATHLEEN G
100 TELFAIR PL
ATHENS, GA 30606

2025

00-00-31-1020-0041-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

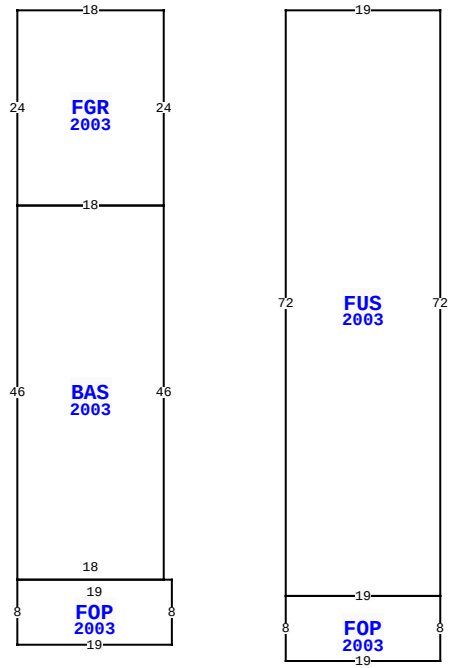
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	828	100	2003	828	85,904
FGR	432	55	2003	238	24,692
FOP	152	30	2003	46	4,772
FOP	152	30	2003	46	4,772
FUS	1,368	100	2003	1,368	141,928
TOTALS	2,932			2,526	262,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,526	115.9200	115.92	292,814	2003	2003	0	0	0	10.50	89.50

1 TOWNHOUSE – 0% - 0 Heated Area: 2196 HX Base Yr



207 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/10/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	262,069
TOTAL MARKET OB/XF VALUE	10,212
TOTAL LAND VALUE - MARKET	290,625
TOTAL MARKET VALUE	562,906
SOH/AGL Deduction	3,346
ASSESSED VALUE	559,560
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	559,560
TOTAL JUST VALUE	562,906
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	508,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120801	H/AC	4,900	05/09/2012
20111131	H/AC	4,900	07/12/2011
20033429	XFOB	1,000	07/08/2003
20020065	H/AC	2,000	01/18/2002
20012280	NEW CONSTR	3,000	10/18/2001
20012210	NEW CONSTR	6,000	10/09/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1618/1391	4/24/2009	WD	U	I	19	100
GRANTOR: SEAGRAVES KATHLEEN G						
GRANTEE: SEAGRAVES KATHLEEN						
1618/1387	4/24/2009	WD	U	I	19	100
GRANTOR: SEAGRAVES ROBERT B TR						
GRANTEE: SEAGRAVES ROBERT B						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W18 S24 BAS=[YR=2003] S46 FOP=[YR=2003] S8 E19 N8 W19 $ E18 N46 W18 $ E18 N24 $ PTR= E15 FUS=[YR=2003] E19 S72 FOP=[YR=2003] S8 W19 N8 E19 $ W19 N72 $ 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	1241	WD DECK G	0	0	10	4	40.00	UT	11.50	11.50	100	2003	2003	3	30	138	
2	0810	CONCRETE A	0	0	0	0	1,890.00	SF	6.50	6.50	100	2003	2003	3	82	10,074	

LAND DESCRIPTION

TOTAL OB/XF 10,212

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	31.00	218.00	31.00	FF		1.00	1.00	1.25	7,500.00	9,375.00	290,625							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 290,625 Market: 0 Agricultural: 0 Common: 290,625 PRINTED 07/30/2025 BY SYS