BLOCK 25 LOT 7
IN OR 1914/1899
ASKINS OCEAN CITY PB O/51

J E LOTT PROPERTY INC
PO BOX 606
WAYCROSS, GA 31502

2025

00-00-31-1040-0025-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

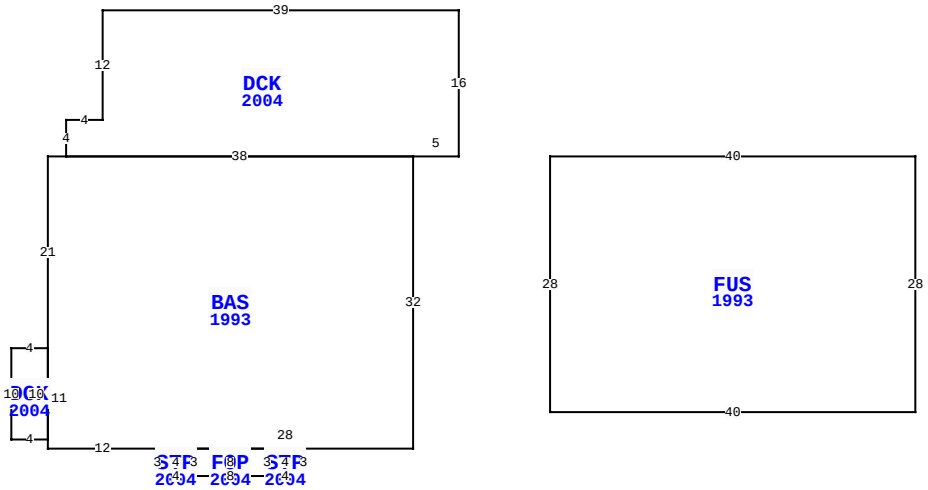
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,280	100	1993	1,280	212,525
DCK	40	10	2004	4	664
DCK	640	10	2004	64	10,626
FOP	24	30	2004	7	1,162
FUS	1,120	100	1993	1,120	185,959
STP	12	10	2004	1	166
STP	12	10	2004	1	166
TOTALS	3,128			2,477	411,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,477	118.7424	187.61	464,710	1940	2000	0	0	0	11.50	88.50

1 SFR CUST – 0% - 0 Heated Area: 2400 HX Base Yr



1122 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	411,268
TOTAL MARKET OB/XF VALUE	7,981
TOTAL LAND VALUE - MARKET	950,000
TOTAL MARKET VALUE	1,369,249
SOH/AGL Deduction	56,485
ASSESSED VALUE	1,312,764
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,312,764
TOTAL JUST VALUE	1,369,249
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,225,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120022	H/AC	2,600	01/09/2012
20111986	OTHER	800	11/04/2011
20111979	H/AC	3,600	11/03/2011
20081481	REPAIR/RRF	4,400	09/24/2008
20052272	H/AC	2,000	07/21/2005
20040287	REPAIR/RRF	3,000	02/19/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1914/1899	4/30/2014	WD	Q	I	01	675,000
GRANTOR: DERDZIKOWSKI JOSEPH						
GRANTEE: J E LOTT PROPERTY I						
1660/1537	1/22/2010	TD	Q	I	01	796,000
GRANTOR: FELLONA JOSEPH JR & M						
GRANTEE: DERDZIKOWSKI JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2004] E5N16W39S12W4S4 BAS=[YR=1993] W2S21
DCK=[YR=2004] W4S10E4 N10$ S11E12 STP=[YR=2004] S3E4
FOP=[YR=2004] E8 STP=[YR=2004] E4N3W4S3$ N3W8S3$ N3W4$ E28
N32W38$E38$ PTR=E15 FUS=[YR=1993] S28E40N28W40$ 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	0855	CONC PAVER	0	0	0	0	370.00	SF	10.00	10.00	100	2014	2014	3	94	3,478	
2	0855	CONC PAVER	0	0	0	0	350.00	SF	10.00	10.00	100	2014	2014	3	94	3,290	
3	1131	REINFR 8	0	0	29	4	116.00	SF	6.30	6.30	100	1990	1990	3	85	621	
4	0416	DUNEWALKS	0	0	47	4	188.00	SF	15.00	15.00	100	2004	2004	3	21	592	

LAND DESCRIPTION

TOTAL OB/XF 7,981

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	000120	C	RES OCEAN	0	0006	R-1	50.00	70.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS