BLOCK 25 LOT 9
ASKINS OCEAN CITY PB 0/51

ADKINS HENRY T JR
2114 MARRYAT CT
CHARLOTTE, NC 28211

2025

00-00-31-1040-0025-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

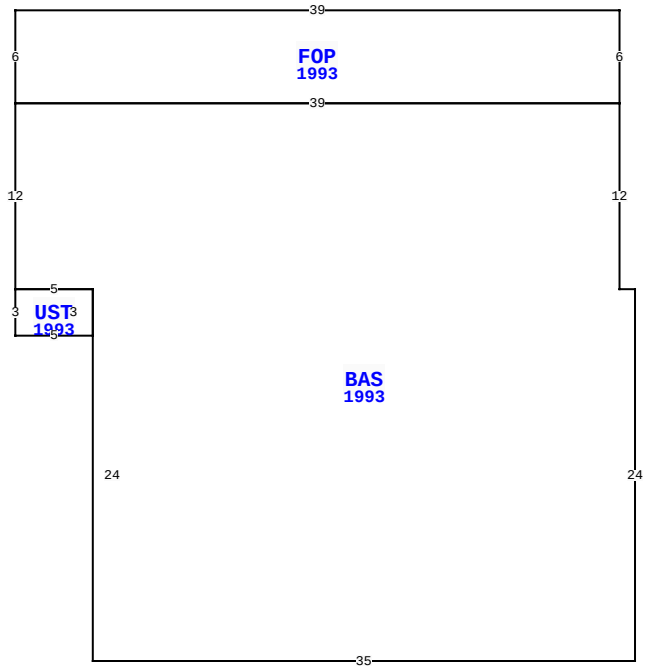
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 60
Exterior Wall	05	AVERAGE 40
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	04	REIN CONC 100
Stories	1.	1. 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	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,308	100	1993	1,308	228,925
FOP	234	30	1993	70	12,251
UST	15	45	1993	7	1,225
TOTALS	1,557			1,385	242,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,385	125.7360	198.66	275,144	1961	2000	0	0	0	11.90	88.10

1 SFR CUST – 0% - 0 Heated Area: 1308 HX Base Yr



1144 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	242,402
TOTAL MARKET OB/XF VALUE	4,353
TOTAL LAND VALUE - MARKET	950,000
TOTAL MARKET VALUE	1,196,755
SOH/AGL Deduction	102,222
ASSESSED VALUE	1,094,533
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,094,533
TOTAL JUST VALUE	1,196,755
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,060,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110712	H/AC	4,200	05/11/2011
20101680	REROOF W/30YR SHN	8,200	09/27/2010
20041609	METAL ROOF	3,000	09/08/2004
983583	REMODEL	6,000	04/23/1998
6638	REPAIR/RRF	1,800	07/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2432/0953	1/29/2021	WD	U	I	16	409,000
GRANTOR: ADAMS DEVELOPMENT LLC						
GRANTEE: ADKINS HENRY T JR						
1829/1233	12/06/2012	QC	U	I	11	100
GRANTOR: ADAMS JOYCE ADKINS						
GRANTEE: ADAMS DEVELOPMENT L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N12 FOP=[YR=1993] N6 W39 S6 E39 $ W39 S12
UST=[YR=1993] S3 E5 N3 W5 $ E5 S24 E35 N24 $.

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	0416	DUNEWALKS	0	0	4	47	188.00	SF	15.00	15.00	100	1998	1998	3	20	564	
2	1242	WD DECK A	0	0	16	33	528.00	SF	10.00	10.00	100	1998	1998	3	20	1,056	
3	1131	REINFR 8	0	0	58	3	174.00	SF	3.15	3.15	100	1961	1961	3	50	274	
4	0819	CONC 12"	0	0	0	0	1,294.00	SF	9.50	9.50	100	1961	1961	3	20	2,459	

LAND DESCRIPTION

TOTAL OB/XF 4,353

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