BLK 27 LOT 6
ASKINS OCEAN CITY BEACH R/P OF
BLK 27 PBK O/57

CARRIGAN BRIAN DAVID & LARA
155 WREN COURT
ATHENS, GA 30605

2025

00-00-31-1041-0027-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

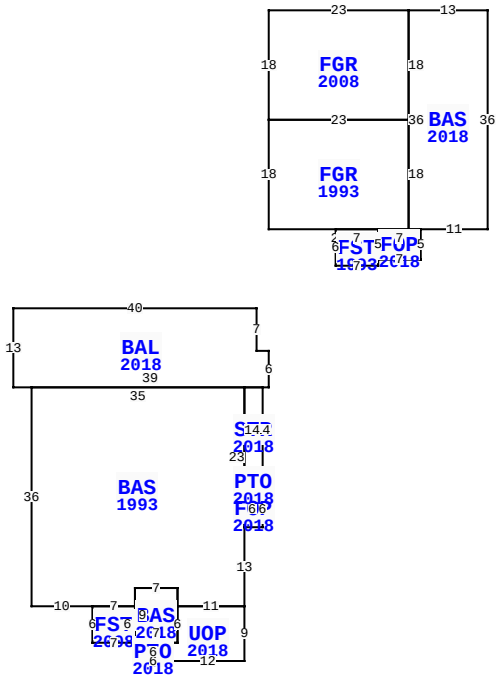
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	07	SPECIAL 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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
BAL	532	15	2018	80	15,457
BAS	1,239	100	1993	1,239	239,376
BAS	63	100	2018	63	12,171
BAS	468	100	2018	468	90,418
FGR	414	55	1993	228	44,050
FGR	414	55	2008	228	44,050
FOP	18	30	2018	5	966
FOP	35	30	2018	10	1,932
FST	42	55	1993	23	4,444
FST	42	55	2008	23	4,444
TOTALS	3,438			2,392	462,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,392	128.7132	203.37	486,461	1984	2013	0	0	0	5.00	95.00

1 SFR CUST – 0% - 2023 Heated Area: 1770 HX Base Yr



** This building has 14 Sub-Areas

924 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	462,138
TOTAL MARKET OB/XF VALUE	13,091
TOTAL LAND VALUE - MARKET	950,000
TOTAL MARKET VALUE	1,425,229
SOH/AGL Deduction	17,908
ASSESSED VALUE	1,407,321
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,407,321
TOTAL JUST VALUE	1,425,229
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,279,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171006	DUNEWALK	2,000	04/04/2017
20170231	DECK/SID	70,000	01/25/2017
2120774	2 OUTSIDE DISCONN	950	05/07/2012
20102047	H/AC	5,000	11/30/2010
20091225	REROOF	8,145	09/15/2009
20051395	REPLACE DISCONNEC	1,000	03/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2601/1048	11/07/2022	WD	Q	I	02	1,900,000
GRANTOR: LISENBY BLAKE EDWIN &						
GRANTEE: CARRIGAN BRIAN DAVI						
2379/0318	7/24/2020	WD	Q	I	01	1,535,000
GRANTOR: BRIDGES ROBERT D & CH						
GRANTEE: LISENBY BLAKE EDWIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=2018] W2 N7 W40 S13 E3 BAS=[YR=1993] S36 E10
FST=[YR=2008] S6E7 PTO=[YR=2018] S3 E6 UOP=[YR=2018] E12 N9
W11 BAS=[YR=2018] N3 W7 S9 E7 N6$ S6 W1 S3$ N3 W6$ N6 W7$ E7
N3 E7 S3 E11 N13 FOP=[YR=2018] E3 N6 PTO=[YR=2018] N3
STR=[YR=2018] N14 W3 S14 E3$ W3 S3 E3$ W3 S6$ N23 W35$ E39
N6$ PTR=N20 FGR=[YR=1993] N18 FGR=[YR=2008] N18 E23
BAS=[YR=2018] E13 S36 W11 FOP=[YR=2018] S5 W7 FST=[YR=1993]
S1 W7 N6 E7 S5$ N5 E7$ W2 N36$ S18 W23$ E23 S18 W23$ S20$.

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	0810	CONCRETE A	0	0	0	0	892.00	SF	6.50	6.50	100	1990	1990	3	57	3,305	
2	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	40	2001	2001	3	40	4,080	
3	0416	DUNEWALKS	0	0	0	0	88.00	SF	30.00	30.00	100	2018	2018	3	78	2,059	
4	1126	CB/STC 8"	0	0	0	0	470.00	SF	8.00	8.00	100	2018	2018	3	97	3,647	

LAND DESCRIPTION

TOTAL OB/XF 13,091

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