LOT 10
IN OR 2121/1287
BUCKS FDNA BEACH 1 PB 2/30

MADDOX BONNIE B REV TRUST/MADDOX BONNIE B TRUSTEE
3060 BANKHEAD AVE
MONTGOMERY, AL 36106

2025

00-00-31-114A-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

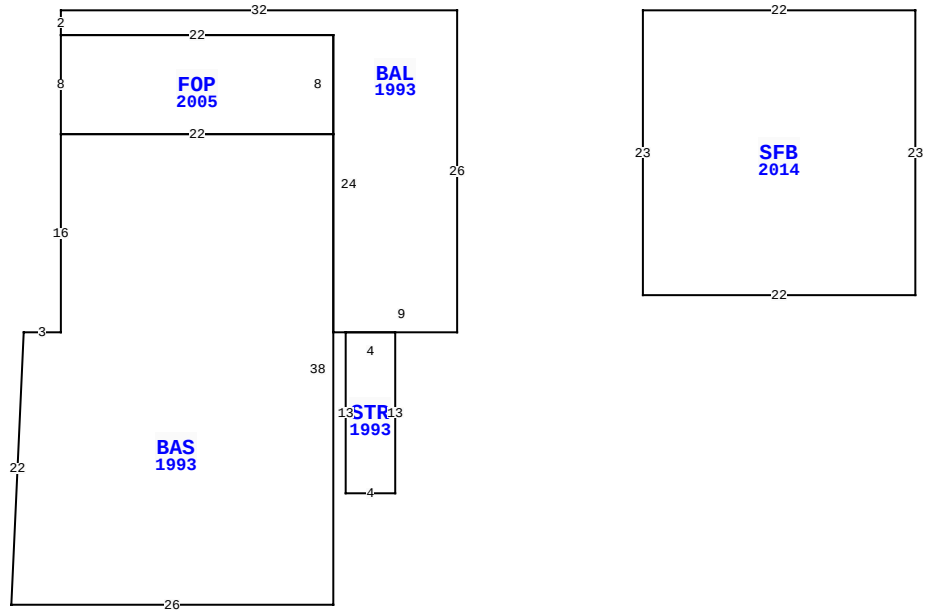
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	304	15	1993	46	9,193
BAS	913	100	1993	913	182,462
FOP	176	30	2005	53	10,592
SFB	506	80	2014	405	80,938
STR	52	10	1993	5	999
TOTALS	1,951			1,422	284,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,422	133.8480	211.48	300,725	1965	2012	0	0	0	5.50	94.50

1 SFR CUST – 0% - 0 Heated Area: 1318 HX Base Yr



2436 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	1,228,411
TOTAL MARKET OB/XF VALUE	37,656
TOTAL LAND VALUE - MARKET	950,000
TOTAL MARKET VALUE	2,216,067
SOH/AGL Deduction	0
ASSESSED VALUE	2,216,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,216,067
TOTAL JUST VALUE	2,216,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,036,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132722	GAS	2,500	12/03/2013
20131827	NEW CONSTR	0	08/02/2013
20131503	NEW CONSTR	825,000	06/28/2013
20100688	XFOB	9,000	04/27/2010
20100561	H/AC	5,000	04/06/2010
20051389	REMODEL	6,000	03/10/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2121/1287	5/17/2017	WD	U	I	11	100
GRANTOR: MADDOX JAMES S & BONN						
GRANTEE: BONNIE B MADDOX REV						
1582/1764	8/28/2008	WD	Q	I		1,025,000
GRANTOR: SIMMONS ASHLEY MASON						
GRANTEE: MADDOX JAMES S & BO						

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=1993] W32 S2 FOP=[YR=2005] S8 BAS=[YR=1993] S16 W3 L1 D22 E26 N38 W22 $ E22 N8 W22$ E22 S24 E1 STR=[YR=1993] S13 E4N13W4$ E9 N26$ PTR=E15SFB=[YR=2014] E22 S23 W22 N23 $ 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	0811	CONCRETE B	0	0	0	0	276.00	SF	5.20	5.20	100	2014	2014	3	94	1,349	
2	0855	CONC PAVER	0	0	0	0	1,268.00	SF	10.00	10.00	100	2014	2014	3	94	11,919	
3	0416	DUNEWALKS	0	0	0	0	1,004.00	SF	22.50	22.50	100	2010	2010	3	40	9,036	
4	0825	BRICK	0	0	0	0	77.00	SF	12.50	12.50	100	2014	2014	3	98	943	
5	0855	CONC PAVER	0	0	0	0	85.00	SF	10.00	10.00	100	2014	2014	3	94	799	
6	0855	CONC PAVER	0	0	0	0	162.00	SF	10.00	10.00	100	2014	2014	3	94	1,523	
7	1075	TRELLIS G	0	0	28	3	84.00	SF	35.00	35.00	100	2014	2014	3	71	2,087	
8	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2014	2014	3	100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 37,656

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		R-2	50.00	290.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000							

REVIEW DATE 11/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS

LOT 10
IN OR 2121/1287
BUCKS FDNA BEACH 1 PB 2/30

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3060 BANKHEAD AVE
MONTGOMERY, AL 36106

2025

00-00-31-114A-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

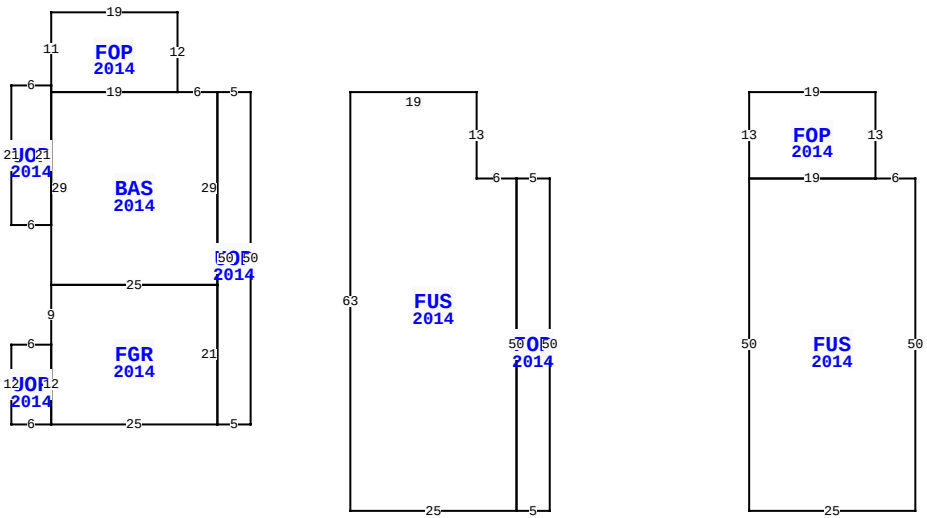
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	725	100	2014	725	168,321
FGR	525	55	2014	289	67,097
FOP	228	30	2014	68	15,787
FOP	247	30	2014	74	17,180
FOP	250	30	2014	75	17,413
FUS	1,250	100	2014	1,250	290,210
FUS	1,497	100	2014	1,497	347,556
UOP	72	20	2014	14	3,250
UOP	126	20	2014	25	5,804
UOP	250	20	2014	50	11,609
TOTALS	5,170			4,067	944,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,067	154.1074	243.49	990,274	2014	2014	0	0	0	4.65	95.35

2 SFR CUST – 0% - 0 Heated Area: 3472 HX Base Yr



2436 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
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ASSESSED VALUE	2,216,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,216,067
TOTAL JUST VALUE	2,216,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,036,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTEE: BONNIE B MADDOX REV						
1582/1764	8/28/2008	WD	Q	I		1,025,000
GRANTOR: SIMMONS ASHLEY MASON						
GRANTEE: MADDOX JAMES S & BO						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2014] W5 BAS=[YR=2014] W6 FOP=[YR=2014] N12 W19 S11 UOP=[YR=2014] W6 S21 E6 N21$ S1 E19$ W19 S29 FGR=[YR=2014] S9 UOP=[YR=2014] W6S12E6N12$ S12E25 N21 W25$ E25N29$ S50E5N50$ PTR=E15 FUS=[YR=2014] E19 S13 E6 FOP=[YR=2014] E5 S50 W5 N50$ S50 W25 N63$ W15$ PTR=E75 FOP=[YR=2014] E19 S13 FUS=[YR=2014] E6 S50 W25 N50 E19 $ W19 N13$ W75$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS