LOT 40
IN OR 1989/1017
BUCKS FDNA BEACH #1 PB 2/30

BRAKE DAVID & CARMEN
448 FOREST DRIVE
JESSUP, GA 31545

2025

00-00-31-114A-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

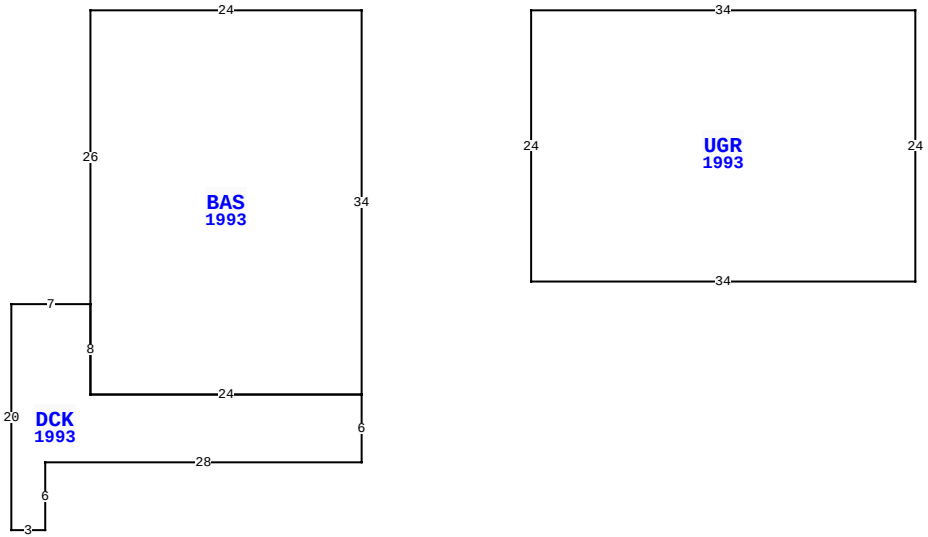
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	1058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	84,458
DCK	260	10	1993	26	2,691
UGR	816	45	1993	367	37,985
TOTALS	1,892			1,209	125,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,209	103.3500	136.42	164,932	1971	1971	0	0	0	24.13	75.87

1 SNGL FAM – 0% - 0 Heated Area: 816 HX Base Yr



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

2423 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	125,134
TOTAL MARKET OB/XF VALUE	1,294
TOTAL LAND VALUE - MARKET	360,000
TOTAL MARKET VALUE	486,428
SOH/AGL Deduction	19,209
ASSESSED VALUE	467,219
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	467,219
TOTAL JUST VALUE	486,428
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	456,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070172	REPAIR/RRF	6,000	01/30/2007
B033623	REPAIR/RRF	2,000	08/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1989/1017	5/27/2015	SW	U	I	12	282,000
GRANTOR: BCAT 2014-11TT TRUST						
GRANTEE: BRAKE DAVID & CARME						
1958/0783	1/09/2015	SW	U	I	12	100
GRANTOR: ASTORIA BANK						
GRANTEE: BCAT 2014-11TT TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S26 DCK=[YR=1993] W7 S20 E3 N6 E28 N6 W24 N8$ S8 E24 N34$ PTR=E15 UGR=[YR=1993] E34 S24 W34 N24$ 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	0802	ASPHALT B	0	0	49	22	1,078.00	SF	2.40	2.40	100	1971	1971	3	50	1,294	

LAND DESCRIPTION

TOTAL OB/XF 1,294

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		R-2	50.00	110.00	50.00	FF		1.00	1.00	0.96	7,500.00	7,200.00	360,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/30/2025 BY SYS