LOT 42
IN OR 1904/956
BUCKS FDNA BEACH #1 PB 2/30

FERNANDINA HOUSE LLC
C/O BRYAN AUSTIN & LAWSON CARR, 248 PRINCE AVENUE
ATHENS, GA 30601

2025

00-00-31-114A-0042-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

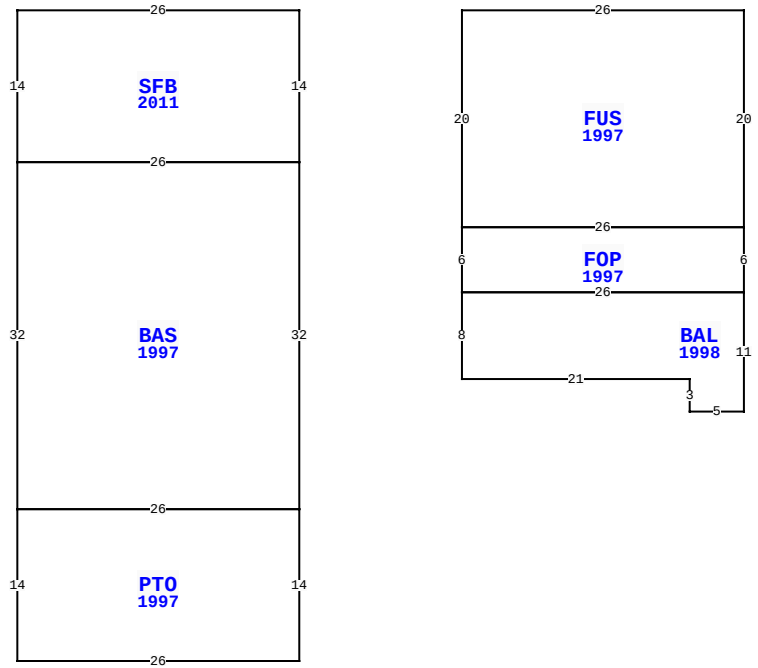
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1058.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	223	15	1998	33	3,777
BAS	832	100	1997	832	95,238
FOP	156	30	1997	47	5,380
FUS	520	100	1997	520	59,524
PTO	364	5	1997	18	2,060
SFB	364	80	2011	291	33,311
TOTALS	2,459			1,741	199,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,741	125.7900	125.79	219,000	1997	2005	0	0	0	9.00	91.00

1 SINGLE FAM – 0% - 0 Heated Area: 1643 HX Base Yr



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

2403 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	199,290
TOTAL MARKET OB/XF VALUE	11,099
TOTAL LAND VALUE - MARKET	360,000
TOTAL MARKET VALUE	570,389
SOH/AGL Deduction	14,228
ASSESSED VALUE	556,161
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	556,161
TOTAL JUST VALUE	570,389
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	537,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132484	VF,SHED	0	10/25/2013
20130904	HRDIBRD	4,000	04/24/2013
B9710299	NEW CONSTR	82,560	02/10/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1904/0956	2/26/2014	QC	U	I	11	249,654
GRANTOR: CARR JAMES LAWSON & B						
GRANTEE: FERNANDINA HOUSE LL						
1852/0672	4/05/2013	QC	U	I	11	100
GRANTOR: CARR JAMES L & JACK E						
GRANTEE: CARR JAMES L & BRYA						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2011] W26 S14 BAS=[YR=1997] S32 PTO=[YR=1997] S14 E26 N14 W26$ E26 N32 W26$ E26 N14$ PTR=E15 FUS=[YR=1997] E26 S20 FOP=[YR=1997] S6 BAL=[YR=1998] S11 W5 N3 W21 N8 E26$ W26 N6 E26$ W26 N20$ 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	0812	CONCRETE C	0	0	0	0	3,024.00	SF	4.00	4.00	100	1997	1997	3	72	8,709	
2	0476	VF 6 SBPL	0	0	0	0	90.00	LF	32.00	32.00	100	2013	2013	3	83	2,390	

LAND DESCRIPTION

TOTAL OB/XF 11,099

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