N50FT OF S200FT OF LOT 6 & N50FT
OF S150FT OF LOT 67
IN OR 2185/892

AIKEN JASON W & RACHELLE R
12229 THOROUGHBRED ROAD
OAK HILL, VA 20171

2025

00-00-31-114A-0067-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

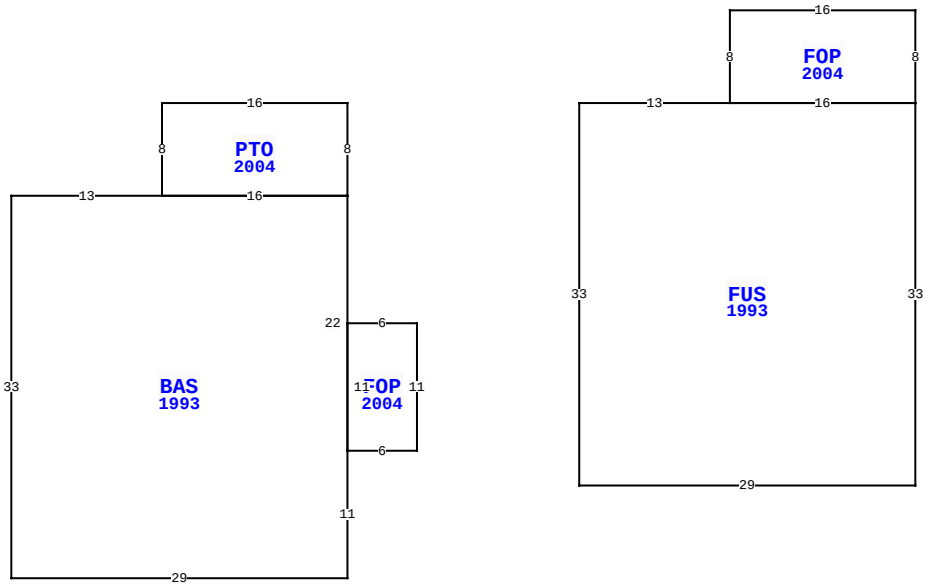
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	06	CUST PANEL 50
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
DOR CODE	0800	MULTI-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	957	100	1993	957	185,865
FOP	66	30	2004	20	3,884
FOP	128	30	2004	38	7,381
FUS	957	100	1993	957	185,865
PTO	128	5	2004	6	1,165
TOTALS	2,236			1,978	384,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	11	1,978	167.1978	220.70	436,545	1954	1999	0	0	0	12.00	88.00

1 DUPLEX – 0% - 0 Heated Area: 1914 HX Base Yr



2840 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	642,000
TOTAL MARKET OB/XF VALUE	1,705
TOTAL LAND VALUE - MARKET	1,615,000
TOTAL MARKET VALUE	2,258,705
SOH/AGL Deduction	124,419
ASSESSED VALUE	2,134,286
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,134,286
TOTAL JUST VALUE	2,258,705
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,016,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101106	H/AC	2,500	07/07/2010
B0040830	H/AC	3,000	04/28/2004
B0040487	REPAIR/RRF	19,000	03/15/2004
B0034267	REPAIR/RRF	29,000	12/08/2003
E033285	CHNGE SRVC	1,000	06/19/2003
B021868	REPAIR/RRF	4,000	10/31/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2185/0892	3/23/2018	WD	Q	I	01	1,750,000
GRANTOR: EUNICE K PRICE LIVING						
GRANTEE: AIKEN JASON W & RAC						
0932/0662	5/15/2000	DG	Q	I	06	100
GRANTOR: PRICE EUNICE B						
GRANTEE: HALEY NANCY & EUNIC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2004] W16 S8 BAS=[YR=1993] W13 S33 E29 N11
FOP=[YR=2004] E6 N11 W6 S11$ N22 W16$ E16 N8$ PTR=E20
FUS=[YR=1993] E13 FOP=[YR=2004] N8 E16 S8 W16$ E16 S33 W29
N33 $ W20$.

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	300.00	SF	6.50	6.50	100	1980	1980	3	30	585	
2	0810	CONCRETE A	0	0	21	9	189.00	SF	6.50	6.50	100	1980	1980	3	30	369	
3	0810	CONCRETE A	0	0	24	4	96.00	SF	6.50	6.50	100	1980	1980	3	30	187	
4	0810	CONCRETE A	0	0	0	0	198.00	SF	6.50	6.50	100	1980	1980	3	30	386	
5	0810	CONCRETE A	0	0	11	3	33.00	SF	6.50	6.50	100	2004	2004	3	83	178	

LAND DESCRIPTION

TOTAL OB/XF 1,705

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	100.00	290.00	100.00	FF		1.00	1.00	0.85	19,000.00	16,150.00	1,615,000							

REVIEW DATE 01/06/2023 BY HSA Total Acres: 0.00 Total Land Value: 1,615,000 Market: 0 Agricultural: 0 Common: 1,615,000 PRINTED 07/30/2025 BY SYS

N50FT OF S200FT OF LOT 6 & N50FT
OF S150FT OF LOT 67
IN OR 2185/892

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12229 THOROUGHBRED ROAD
OAK HILL, VA 20171

2025

00-00-31-114A-0067-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

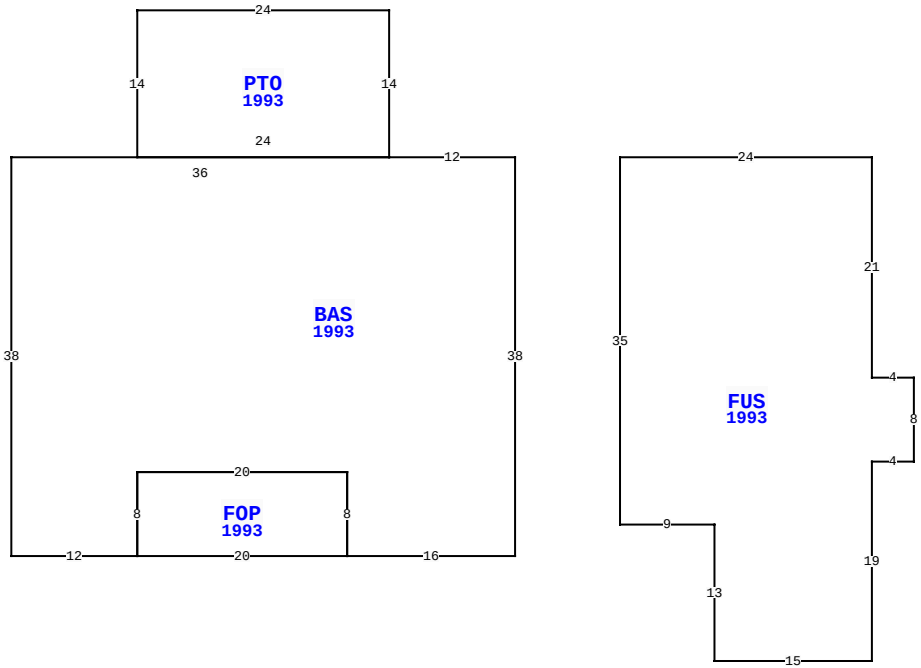
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	03	PLASTER 50
Interior Wall	04	PLYWOOD 50
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	0800	MULTI-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	1,664	100	1993	1,664	153,450
FOP	160	30	1993	48	4,426
FUS	1,067	100	1993	1,067	98,396
PTO	336	5	1993	17	1,567
TOTALS	3,227			2,796	257,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,796	106.6560	140.79	393,649	1952	1970	0	0	0	34.50	65.50

2 DUPLEX – 0% - 0 Heated Area: 2731 HX Base Yr



BLD DATE		LGL DATE	
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2840 S FLETCHER AVE, FERNANDINA BEACH

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,134,286
TOTAL JUST VALUE	2,258,705
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,016,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2185/0892	3/23/2018	WD	Q	I	01	1,750,000
GRANTOR: EUNICE K PRICE LIVING						
GRANTEE: AIKEN JASON W & RAC						
0932/0662	5/15/2000	DG	Q	I	06	100
GRANTOR: PRICE EUNICE B						
GRANTEE: HALEY NANCY & EUNIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 PTO=[YR=1993] N14 W24 S14 E24$ W36 S38 E12
FOP=[YR=1993] E20 N8 W20 S8$ N8 E20 S8 E16 N38$ PTR= E10
FUS=[YR=1993] E24 S21 E4 S8 W4 S19 W15 N13 W9 N35$ W10$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY HSA Total Acres: 0.00 Total Land Value: 1,615,000 Market: 0 Agricultural: 0 Common: 1,615,000 PRINTED 07/30/2025 BY SYS