LOT 74
IN OR 829/472
BUCKS FDNA BEACH #1 PB 2/30

ERGLE KENNETH B & ELIZABETH L
153 BAYLOR DR
RICHMOND HILL, GA 31324

2025

00-00-31-114A-0074-0000

BUILDING CHARACTERISTICS

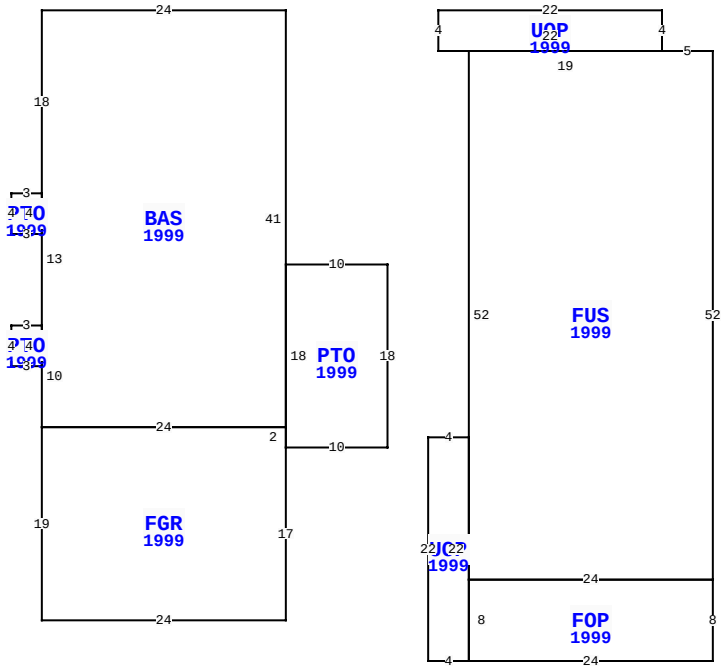
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	984	100	1999	984	120,636
FGR	456	55	1999	251	30,772
FOP	192	30	1999	58	7,110
FUS	1,248	100	1999	1,248	153,002
PTO	12	5	1999	1	123
PTO	12	5	1999	1	123
PTO	180	5	1999	9	1,103
UOP	88	20	1999	18	2,207
UOP	88	20	1999	18	2,207
TOTALS	3,260			2,588	317,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,588	106.0000	139.92	362,113	1999	1999	0	0	0	12.38	87.62

1 SNGL FAM – 0% - 0 Heated Area: 2232 HX Base Yr



2651 S FLETCHER AVE, FERNANDINA BEACH

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

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	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	1999	1999	3	20	64	
2	0810	CONCRETE A	0	0	0	0	1,500.00	SF	6.50	6.50	100	1999	1999	3	75	7,313	
3	0810	CONCRETE A	0	0	0	0	237.00	SF	6.50	6.50	100	1999	1999	3	75	1,155	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	317,283
TOTAL MARKET OB/XF VALUE	8,532
TOTAL LAND VALUE - MARKET	360,000
TOTAL MARKET VALUE	685,815
SOH/AGL Deduction	33,209
ASSESSED VALUE	652,606
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	652,606
TOTAL JUST VALUE	685,815
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	646,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004521	XFOB	1,000	12/13/2000
B990547	REMODEL	32,000	05/28/1999
B983745	HOUSEMVING	7,300	05/18/1998
B983568	REMODEL	38,000	04/15/1998
B983425	DEMOLITION	400	03/27/1998
7166	ADDITION	1,000	07/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0829/0472	4/08/1998	WD	Q	I		89,000
GRANTOR: ROBERSON E Y & FAYE B						
GRANTEE: ERGLE KENNETH B & E						
0337/0452	5/01/1981	WD	Q	I		30,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W24 S18 PTO=[YR=1999] W3 S4 E3 N4 $ S13
PTO=[YR=1999] W3 S4 E3 N4 $S10 FGR=[YR=1999] S19 E24 N17
PTO=[YR=1999] E10 N18 W10 S18 $ N2 W24 $ E24 N41 $ PTR= E15
UOP=[YR=1999] E22 S4 FUS=[YR=1999] E5 S52 FOP=[YR=1999] S8
W24 UOP=[YR=1999] W4 N22 E4 S22 $ N8 E24 $ W24 N52 E19 $ W22
N4 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 8,532

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