LOT 17
PT OR OR 494 PG 963
FERREIRA REPLAT OF

CADY WILLIAM T & ALICE FAYE
2489 JOSEPHINE LANE
WAYCROSS, GA 31503-4957

2025

00-00-31-126B-0017-0000

BUILDING CHARACTERISTICS

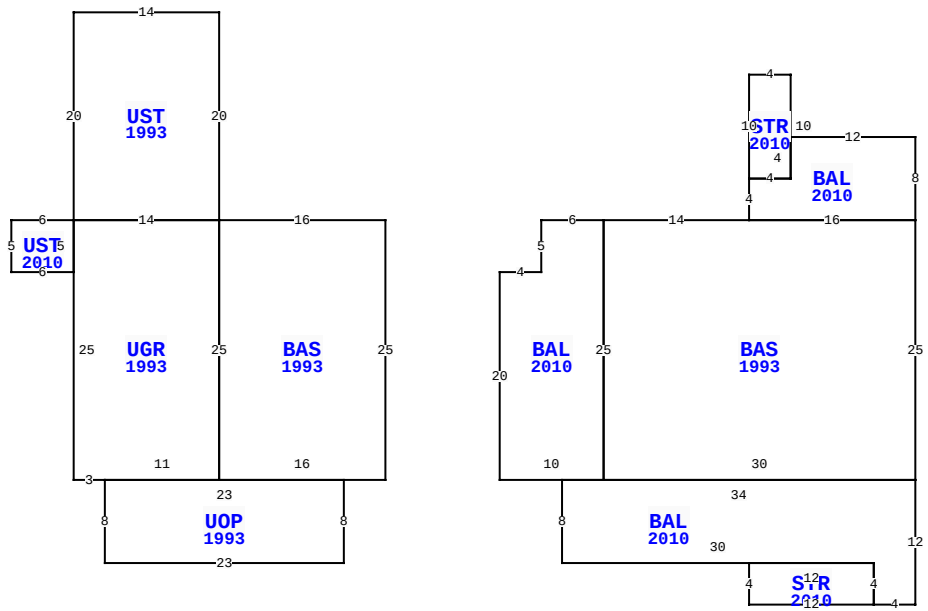
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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	1056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	112	15	2010	17	1,825
BAL	230	15	2010	34	3,649
BAL	288	15	2010	43	4,615
BAS	400	100	1993	400	42,925
BAS	750	100	1993	750	80,485
STR	40	10	2010	4	429
STR	48	10	2010	5	536
UGR	350	45	1993	158	16,956
UOP	184	20	1993	37	3,971
UST	280	45	1993	126	13,521
TOTALS	2,712			1,588	170,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,588	99.4500	131.27	208,457	1960	1985	0	0	0	18.25	81.75

1 SNGL FAM – 0% - 0 Heated Area: 1150 HX Base Yr



** This building has 11 Sub-Areas

1131 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	03/19/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	170,414
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	470,414
SOH/AGL Deduction	82,271
ASSESSED VALUE	388,143
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	388,143
TOTAL JUST VALUE	470,414
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	462,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2173	REPAIR/RRF	3,200	07/24/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0494/0963	7/01/1986	MS	U	I		67,400

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=21,0] E14 E16 S25 W30 N25 $
BAS=[YR=1993;ORIG=0,0] W16 S25 E16 N25 $
UGR=[YR=1993;ORIG=-16,0] W14 S25 E3 E11 N25 $
BAL=[YR=2010;ORIG=51,25] S12 W4 N4 W30 N8 E34 $
UST=[YR=1993;ORIG=-16,0] N20 W14 S20 E14 $
BAL=[YR=2010;ORIG=15,0] E6 S25 W10 N20 E4 N5 $
UOP=[YR=1993;ORIG=-27,25] S8 E23 N8 W23 $
BAL=[YR=2010;ORIG=35,0] N4 E4 N4 E12 S8 W16 $
STR=[YR=2010;ORIG=47,37] W12 N4 E12 S4 $
STR=[YR=2010;ORIG=35,-4] N10 E4 S10 W4 $
UST=[YR=2010;ORIG=-30,0] W6 S5 E6 N5 $
PTR=[ORIG=0,0] E15 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

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
1	000100	C	RES	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	300,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS