LOTS 70 & 71 & LOTS 168 & 169
OF GA FDNA #2 UNR
IN OR 2745 PG 1678

BOWEN ROBERT A III/BEAN LESLIE BOWEN ET AL
2880 INGLESIDE AVE
MACON, GA 31204

2025

00-00-31-134A-0070-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

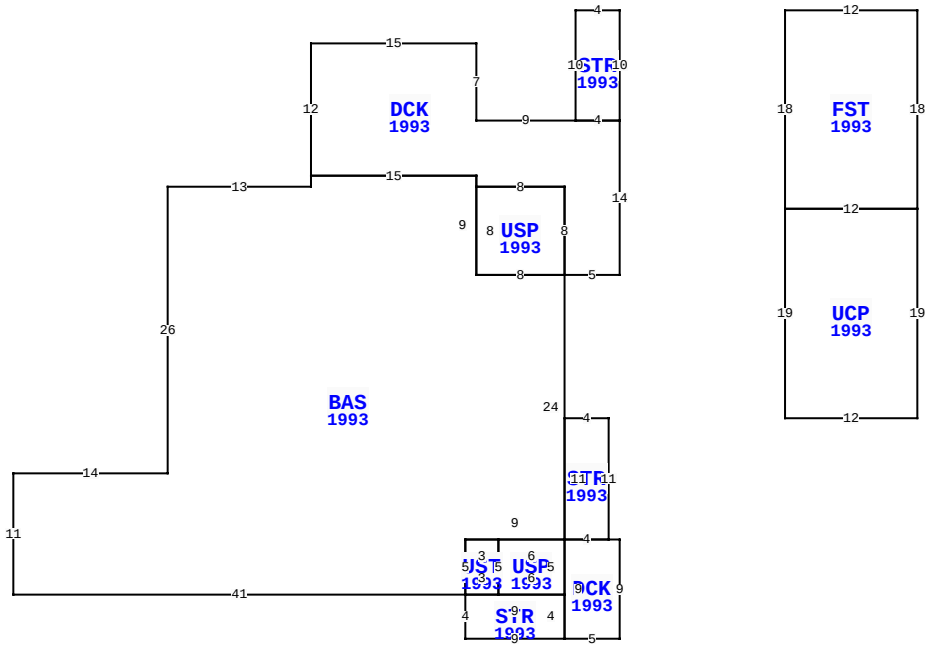
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	1993	1,392	146,599
DCK	45	10	1993	4	422
DCK	298	10	1993	30	3,160
FST	216	55	1993	119	12,533
STR	36	10	1993	4	422
STR	40	10	1993	4	422
STR	44	10	1993	4	422
UCP	228	20	1993	46	4,845
USP	30	30	1993	9	948
USP	64	30	1993	19	2,001
TOTALS	2,408			1,638	172,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,638	100.6740	132.89	217,674	1941	1970	0	0	0	20.75	79.25

1 SNGL FAM – 0% - 2025 Heated Area: 1392 HX Base Yr



** This building has 11 Sub-Areas

924 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	03/21/2014 KK	LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	172,507
TOTAL MARKET OB/XF VALUE	1,427
TOTAL LAND VALUE - MARKET	3,000,000
TOTAL MARKET VALUE	3,173,934
SOH/AGL Deduction	0
ASSESSED VALUE	3,173,934
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,173,934
TOTAL JUST VALUE	3,173,934
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,790,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20020251	REPAIR/RRF	2,400	02/14/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2745/1678	10/24/2024	PR	U	I	19	100
GRANTOR: BOWEN ROBERT ADGER JR						
GRANTEE: BOWEN ROBERT A III						
2742/1643	10/02/2024	PR	U	I	11	100
GRANTOR: BOWEN ROBERT ADGER JR						
GRANTEE: BOWEN ROBERT A III						

BUILDING NOTES

BUILDING DIMENSIONS

STR=[YR=1993] W4 S10 DCK=[YR=1993] W9 N7 W15 S12
BAS=[YR=1993] S1 W13 S26 W14 S11 E41 STR=[YR=1993] S4 E9
DCK=[YR=1993] E5 N9 W1 STR=[YR=1993] N11 W4 S11 E4$ W4
USP=[YR=1993] W6 UST=[YR=1993] W3 S5 E3 N5$ S5 E6 N5 $ S9$
N4 W9$ N5 E9 N24 USP=[YR=1993] N8 W8 S8 E8$ W8 N9 W15$ E15
S1 E8 S8 E5 N14 W4$ E4 N10$ PTR=E15 FST=[YR=1993] E12 S18
UCP=[YR=1993] S19 W12 N19 E12$ W12 N18$ 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	0801	ASPHALT A	0	0	34	26	884.00	SF	3.00	3.00	100	1985	1985	3	50	1,326	
2	0940	SHEDS/PORT	0	0	5	5	25.00	SF	20.10	20.10	100	1995	1995	3	20	101	

LAND DESCRIPTION

TOTAL OB/XF 1,427

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	0006	R-2	125.00	100.00	125.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	2,375,000							
2	000100	C	RES	0		R-2	125.00	100.00	125.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	625,000							

REVIEW DATE 09/25/2019 BY DJA Total Acres: 0.00 Total Land Value: 3,000,000 Market: 0 Agricultural: 0 Common: 3,000,000 PRINTED 07/30/2025 BY SYS