LOT 151
IN OR 1204/1941
GA FDNA BEACH 2 UNR

POTTER ROBERT E & JEFFLYNE S
420 CAMPBELL HILL ST
MARIETTA, GA 30060

2025

00-00-31-134B-0151-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

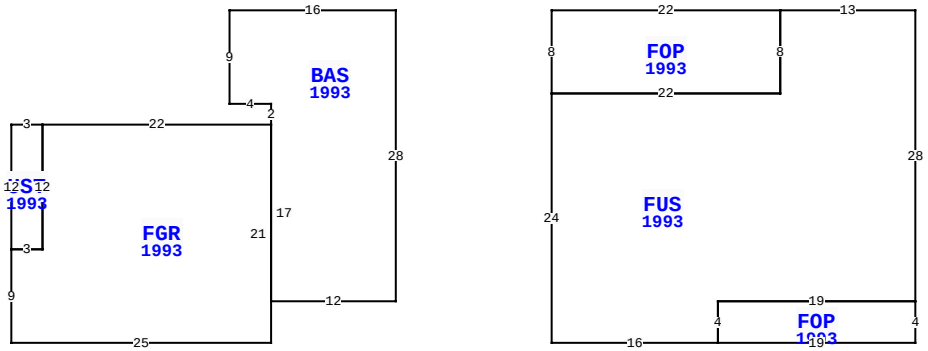
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	372	100	1993	372	46,144
FGR	489	55	1993	269	33,368
FOP	76	30	1993	23	2,853
FOP	176	30	1993	53	6,574
FUS	868	100	1993	868	107,670
UST	36	45	1993	16	1,985
TOTALS	2,017			1,601	198,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,601	113.2200	149.45	239,269	1950	1985	0	0	0	17.00	83.00

1 SNGL FAM – 0% - 0 Heated Area: 1240 HX Base Yr



638 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	198,593
TOTAL MARKET OB/XF VALUE	3,627
TOTAL LAND VALUE - MARKET	446,250
TOTAL MARKET VALUE	648,470
SOH/AGL Deduction	49,915
ASSESSED VALUE	598,555
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	598,555
TOTAL JUST VALUE	648,470
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	638,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131506	REPAIR/RRF	1,500	06/28/2013
20051885	ELEC OTHER	1,000	06/02/2005
20010246	REMODEL	1,000	02/14/2001
B9093	REMODEL	600	05/24/1995
5853B	REPAIR/RRF	1,000	03/12/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1204/1941	1/30/2004	WD	U	I	21	275,000
GRANTOR: SMITH JOHN P & DORIS						
GRANTEE: POTTER ROBERT E & J						
0968/1777	1/31/2001	WD	Q	I		130,000
GRANTOR: SPIVEY ORVILLE W JR						
GRANTEE: SMITH JOHN P & DORI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S9 E4 S2 FGR=[YR=1993] W22 UST=[YR=1993] W3 S12 E3 N12 $ S12 W3 S9 E25 N21 $ S17 E12 N28 $ PTR= E15 FOP=[YR=1993] E22 FUS=[YR=1993] E13 S28 FOP=[YR=1993] S4 W19 N4 E19 $ W19 S4 W16 N24 E22 N8 $ S8 W22 N8 $ 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	0810	CONCRETE A	0	0	0	0	924.00	SF	6.50	6.50	100	1986	1986	3	47	2,823	
2	1241	WD DECK G	0	0	12	19	228.00	UT	15.53	15.53	100	1995	1995	3	20	708	
3	1242	WD DECK A	0	0	12	4	48.00	SF	10.00	10.00	100	1995	1995	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 3,627

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	75.00	100.00	75.00	FF		1.00	1.00	0.85	7,000.00	5,950.00	446,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 446,250 Market: 0 Agricultural: 0 Common: 446,250 PRINTED 07/30/2025 BY SYS