LOT 187
IN OR 2470/262
GA FDNA BEACH #2 UNR

FAMILY TRUST FBO THOMAS NORRIS/NORRIS THOMAS F TRU
188 MONTAUK DRIVE
RICHMOND HILL, GA 31324

2025

00-00-31-134B-0187-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

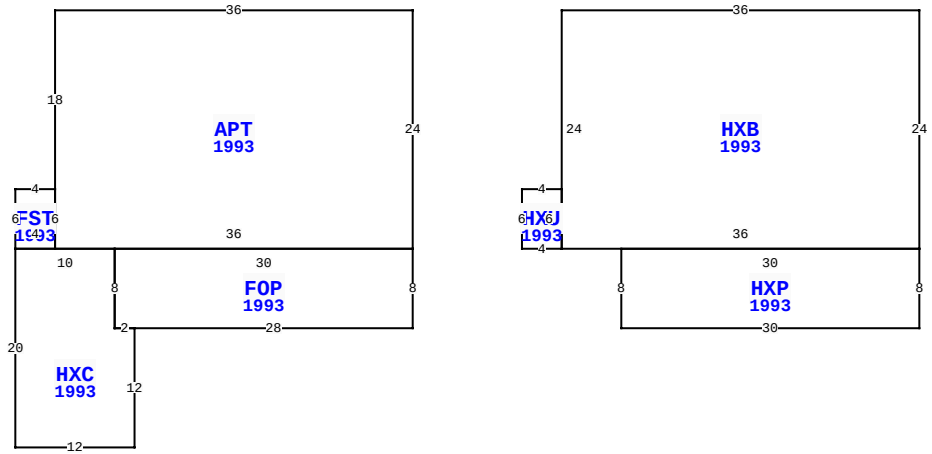
DOR CODE 0800 MULTI-FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	864	100	1993	864	106,427
FOP	240	30	1993	72	8,869
FST	24	55	1993	13	1,601
HXB	864	100	1993	864	106,427
HXC	224	25	1993	56	6,898
HXP	240	30	1993	72	8,869
HXU	24	55	1993	13	1,601
TOTALS	2,480			1,954	240,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,954	111.4260	147.08	287,394	1957	1990	0	0	0	16.25	83.75

1 DUPLEX – 0% - 0 Heated Area: 1728 HX Base Yr



735 N FLETCHER AVE U&D, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 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	1241	WD DECK G	0	0	0	0	254.00	UT	11.50	11.50	100	1980	1980	3	20	584	
2	0810	CONCRETE A	0	0	17	3	51.00	SF	6.50	6.50	100	1957	1957	3	20	66	
3	0810	CONCRETE A	0	0	0	0	40.00	SF	6.50	6.50	100	1993	1993	3	64	166	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	240,692
TOTAL MARKET OB/XF VALUE	816
TOTAL LAND VALUE - MARKET	265,000
TOTAL MARKET VALUE	506,508
SOH/AGL Deduction	46,909
ASSESSED VALUE	459,599
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	459,599
TOTAL JUST VALUE	506,508
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	494,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122399	WATER HEATER REPL	190	11/29/2012
8340	REPAIR SIDING	3,700	05/23/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2470/0262	6/01/2021	WD	U	I	11	100
GRANTOR: NORRIS ARLENE C IRREV						
GRANTEE: FAMILY TRUST F/B/O						
1472/0755	1/17/2007	TD	Q	I	01	100
GRANTOR: NORRIS ARLENE C TRUST						
GRANTEE: NORRIS THOMAS F TRU						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W36 S18 FST=[YR=1993] W4 S6 HXC=[YR=1993] S20 E12N12 FOP=[YR=1993] E28 N8 W30 S8 E2 $ W2 N8 W10 $ E4 N6 $ S6 E36 N24 $ PTR= E15 HXB=[YR=1993] E36 S24 HXP=[YR=1993] S8 W30 N8 E30 $ W36 HXU=[YR=1993] W4 N6 E4 S6 $ N24 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 816

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	000800	C	MULTI-FAMILY	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,300.00	5,300.00	265,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 07/30/2025 BY SYS