LOT S1/2 OF 207 & ALL OF 208
IN OR 1884/1515 & OR 1896/108&
OR 2596/1993

TYRE JOHN LEE/ARBOUR EVA REBECCA ET AL
3110 ASTONDALE RD
WATKINSVILLE, GA 30677

2025

00-00-31-134B-0207-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

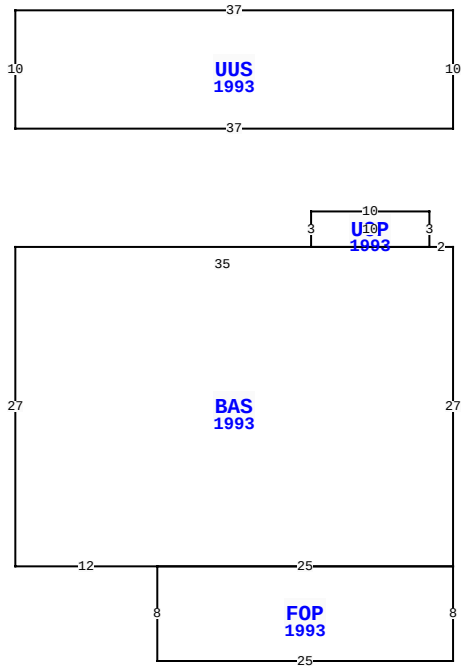
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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	999	100	1993	999	142,263
FOP	200	30	1993	60	8,545
UOP	30	20	1993	6	854
UUS	370	50	1993	185	26,345
TOTALS	1,599			1,250	178,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,250	121.9000	160.91	201,138	1948	2000	0	0	0	11.50	88.50

1 SNGL FAM – 0% - 0 Heated Area: 999 HX Base Yr



525 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	178,007
TOTAL MARKET OB/XF VALUE	795
TOTAL LAND VALUE - MARKET	337,875
TOTAL MARKET VALUE	516,677
SOH/AGL Deduction	32,374
ASSESSED VALUE	484,303
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	484,303
TOTAL JUST VALUE	516,677
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	508,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120885	CIRCUITS FOR AC	600	05/16/2012
20120844	H/AC	5,590	05/14/2012
20110546	NEW EXT.SIDING	2,400	04/13/2011
20110420	11 WINDOWS/PORCH	2,200	03/07/2011
20090743	REROOF W/30YR SHN	1,760	06/12/2009
20060092	REPLACE METER BOX	500	01/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/1993	10/11/2022	SW	U	I	11	100
GRANTOR: TYER GARY (66.6% INT)						
GRANTEE: TYER JOHN & EVA ARB						
2118/1121	5/08/2017	PR	U	I	19	100
GRANTOR: TYRE GARY P/R OF RONA						
GRANTEE: TYRE GARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 UOP=[YR=1993] N3 W10 S3 E10 $ W35 S27 E12
FOP=[YR=1993] S8 E25 N8 W25 $ E25 N27 $ PTR=N10
UUS=[YR=1993] N10 W37 S10E37$S10$.

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	35	3	105.00	SF	6.50	6.50	100	1948	1948	3	20	137	
2	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	1948	1948	3	20	82	
3	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1985	1985	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 795

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	5,300.00	4,505.00	337,875							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 337,875 Market: 0 Agricultural: 0 Common: 337,875 PRINTED 07/30/2025 BY SYS