LOT 217
IN OR 2503/1476
GA FDNA BEACH 2 UNR

ONE MORE DAY LLC
6490 BURDETT DRIVE
ATLANTA, GA 30328

2025

00-00-31-134B-0217-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

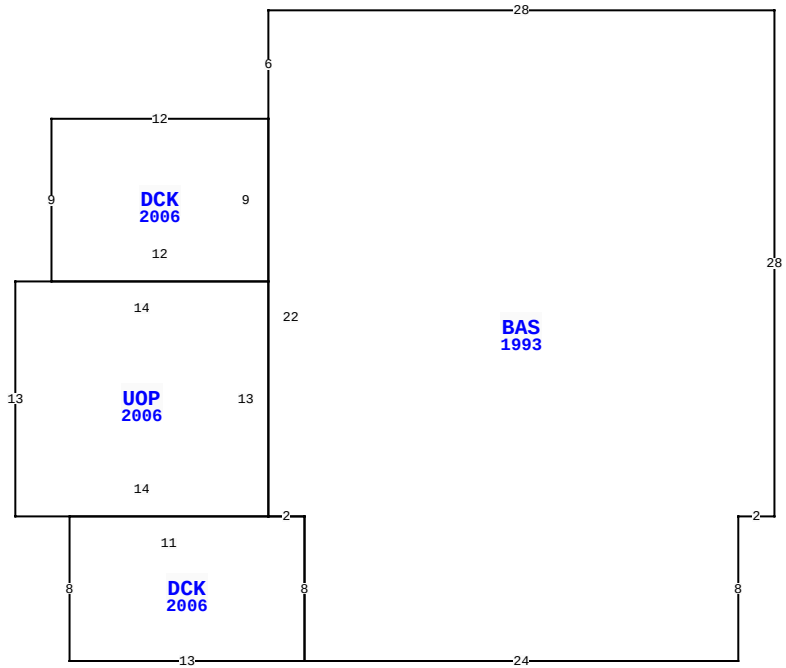
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 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
BAS	976	100	1993	976	143,081
DCK	104	10	2006	10	1,466
DCK	108	10	2006	11	1,612
UOP	182	20	2006	36	5,277
TOTALS	1,370			1,033	151,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,033	125.4960	165.65	171,116	1937	2000	0	0	0	11.50	88.50

1 SNGL FAM – 0% - 0 Heated Area: 976 HX Base Yr



423 N FLETCHER AV, 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	334,324
TOTAL MARKET OB/XF VALUE	7,162
TOTAL LAND VALUE - MARKET	337,875
TOTAL MARKET VALUE	679,361
SOH/AGL Deduction	0
ASSESSED VALUE	679,361
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	679,361
TOTAL JUST VALUE	679,361
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	664,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110669	H/AC	2,700	05/02/2011
20060429	REPAIR/RRF	5,000	03/01/2006
20053109	REPAIR/RRF	7,000	12/05/2005
20052775	XFOB	12,000	10/03/2005
20052243	REMODEL	25,000	07/18/2005
20051950	H/AC	6,000	06/08/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2503/1476	9/22/2021	QC	U	I	11	100
GRANTOR: PORTER ANDREW D & KAR						
GRANTEE: ONE MORE DAY LLC						
1582/0506	8/26/2008	QC	Q	I	06	109,000
GRANTOR: ZAY TIMOTHY L & LYNNE						
GRANTEE: PORTER ANDREW D & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S6DCK=[YR=2006] W12S9 E12UOP=[YR=2006] W14S13E14DCK=[YR=2006] W11S8E13N8W2$N13$N9$S22E2S8E24 N8E2N28$.

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	25	41	1,025.00	SF	6.50	6.50	100	1981	1981	3	32.5	2,165	
2	0810	CONCRETE A	0	0	36	3	108.00	SF	6.50	6.50	100	1960	1960	3	20	140	
3	1241	WD DECK G	0	0	0	0	644.00	UT	17.25	17.25	100	2006	2006	3	40	4,444	
4	0851	PATIO STON	0	0	0	0	200.00	SF	1.50	1.50	100	1993	1993	3	64	192	
5	1123	CB 8"	0	0	60	3	180.00	SF	6.15	6.15	100	1960	1960	3	20	221	

LAND DESCRIPTION

TOTAL OB/XF 7,162

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	75.00	100.00	75.00	FF		1.00	1.00	0.85	5,300.00	4,505.00	337,875							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 337,875 Market: 0 Agricultural: 0 Common: 337,875 PRINTED 07/30/2025 BY SYS

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IN OR 2503/1476
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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 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

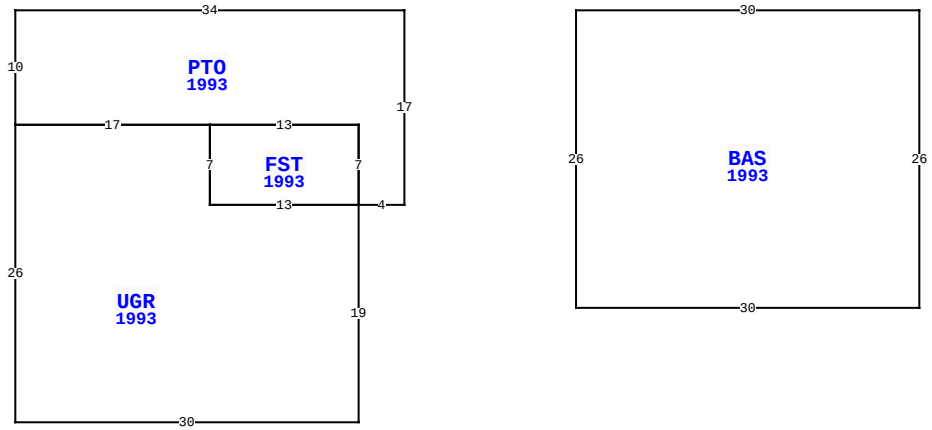
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	1993	780	123,187
FST	91	55	1993	50	7,897
PTO	368	5	1993	18	2,843
UGR	689	45	1993	310	48,959
TOTALS	1,928			1,158	182,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,158	135.5740	178.96	207,236	1981	2000	0	0	0	11.75	88.25

2 SNGL FAM – 0% - 0 Heated Area: 780 HX Base Yr



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BASE TAXABLE VALUE	679,361
TOTAL JUST VALUE	679,361
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	664,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051913	ELEC OTHER	6,000	06/07/2005
20051470	CHNGE SRVC	4,000	03/28/2005
20010264	XFOB	3,000	02/15/2001
6728	REPAIR/RRF	2,160	09/10/1991

SALES DATA

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GRANTOR: PORTER ANDREW D & KAR						
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1582/0506	8/26/2008	QC	Q	I	06	109,000
GRANTOR: ZAY TIMOTHY L & LYNNE						
GRANTEE: PORTER ANDREW D & K						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W34 S10 UGR=[YR=1993] S26 E30 N19 W13 N7 W17 $ E17 FST=[YR=1993] S7 E13 N7 W13 $ E13 S7 E4 N17 $ PTR= E15 BAS=[YR=1993] E30 S26 W30 N26 $ W15 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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