LOT 44
IN OR 2242/50
HAMBYS SUB PB 2/32

ERTLSCHWEIGER SANDRA LEIGH & HERMAN JR
825 S LAKESHORE DR
VALDOSTA, GA 31605

2025

00-00-31-1360-0044-0000

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	07	CORK/VTILE 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

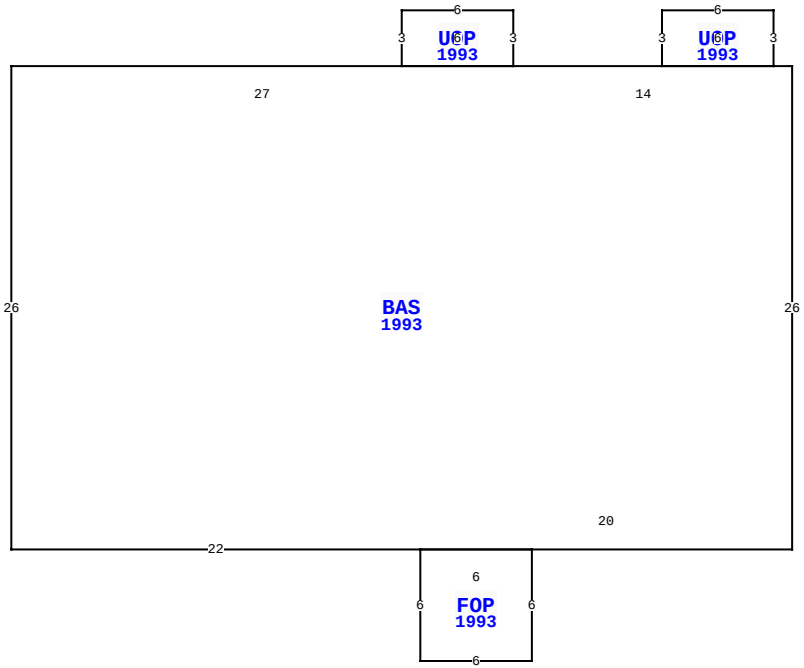
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1058.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1993	1,092	92,393
FOP	36	30	1993	11	931
UOP	18	20	1993	4	338
UOP	18	20	1993	4	338
TOTALS	1,164			1,111	94,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,111	110.2400	110.24	122,477	1941	1960	0	0	0	23.25	76.75

1 SINGLE FAM – 0% - 0 Heated Area: 1092 HX Base Yr



BLD DATE | LGL DATE
XF DATE | LAND DATE 05/07/2025 MLU
INC DATE | AG DATE

2287 S FLETCHER AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	94,001
TOTAL MARKET OB/XF VALUE	858
TOTAL LAND VALUE - MARKET	399,000
TOTAL MARKET VALUE	493,859
SOH/AGL Deduction	14,423
ASSESSED VALUE	479,436
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	479,436
TOTAL JUST VALUE	493,859
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	462,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131629	ROOF	3,500	07/10/2013
4757	ADDITION	2,500	03/21/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2242/0050	12/07/2018	QC	U	I	11	100
GRANTOR: ERTLSCHWEIGER SANDRA						
GRANTEE: ERTLSCHWEIGER SANDR						
2241/1857	12/07/2018	QC	U	I	11	100
GRANTOR: FUNDERBURKE GLINDA F						
GRANTEE: ERTLSCHWEIGER SANDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UOP=[YR=1993] N3 W6 S3 E6 $ W14
UOP=[YR=1993] N3 W6 S3 E6 $ W27 S26 E22 FOP=[YR=1993] S6 E6
N6 W6 $ E20 N26 $.

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	1242	WD DECK A	0	0	0	0	189.00	SF	10.00	10.00	100	1988	1988	3	20	378	
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	1995	1995	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 858

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	56.00	110.00	56.00	FF		1.00	1.00	0.95	7,500.00	7,125.00	399,000							

REVIEW DATE 08/26/2019 BY DJA Total Acres: 0.00 Total Land Value: 399,000 Market: 0 Agricultural: 0 Common: 399,000 PRINTED 07/30/2025 BY SYS