

LOT 49
IN OR 1835/718
ESMT OR 1394/111

GRIFFIN CORPORATION OF VALDOSTA GEORGIA
3821 SKIPPER BRIDGE RD
VALDOSTA, GA 31605

2025

00-00-31-1360-0049-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	PAGE 1 of 1 2													
Exterior Wall	17	CB STUCCO 70	0500	01	4,405	123.2616	194.75	857,874	2006	2010	0	114.15	6.85	114.15	VALUATION BY STANDARD														
Exterior Wall	10	ABOVE AVG 30	1 SFR CUST - 0% - 0													Heated Area: 3321 HX Base Yr													
Roof Structure	03	GABLE/HIP 100															VALUATION SUMMARY												
Roof Cover	11	SLATE 100															BUILDING MARKET VALUE 979,263												
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 63,886												
Interior Floor	12	HARDWOOD 50															TOTAL LAND VALUE - MARKET 1,140,000												
Interior Floor	14	CARPET 50															TOTAL MARKET VALUE 2,183,149												
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 0												
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 2,183,149												
Bedrooms	4	100															TOTAL EXEMPTION VALUE 0												
Bathrooms	5	100															BASE TAXABLE VALUE 2,183,149												
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE 2,183,149												
Stories	3.	3. 100															NCON VALUE 0												
Units	0	100															INCOME VALUE												
Occupancy	00	NONE 100															PREVIOUS YEAR MKT VALUE 1,986,224												
Quality 06 Quality Level 06																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM			MKT AREA			01																							
NEIGHBORHOOD/LOC 1052.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	162	100	2006	162	36,014																								
FGR	350	55	2006	192	42,683																								
FGR	520	55	2006	286	63,580																								
FOP	66	30	2006	20	4,446																								
FOP	116	30	2006	35	7,780																								
FOP	264	30	2006	79	17,562																								
FOP	297	30	2006	89	19,786																								
FOP	577	30	2006	173	38,459																								
FST	41	55	2006	23	5,113																								
FST	272	55	2006	150	33,347																								
TOTALS	6,012			4,405	979,263																								
EXTRA FEATURES						2272 S FLETCHER AVE, FERNANDINA BEACH																							
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												
1	0855	CONC PAVER	0	0	0	0	1,968.00	SF	10.00	10.00	100	2006	2006	3	86	16,925													
2	0861	POOL GUNIT	0	0	0	0	327.00	SF	127.50	127.50	100	2006	2006	3	40	16,677													
3	0877	JACUZZI	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2006	2006	3	24	360													
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115													
5	0462	ST/AL FNC	0	0	0	0	587.00	SF	10.00	10.00	100	2006	2006	3	40	2,348													
6	0415	BEACHWALK	0	0	0	0	458.00	SF	5.75	5.75	100	2006	2006	3	24	632													
7	1123	CB 8"	0	0	0	0	497.00	SF	6.15	6.15	100	2006	2006	3	86	2,629													
9	0410	ELEVATOR	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	2006	2006	3	100	20,000													
10	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2006	2006	3	24	1,200													
TOTAL OB/XF 63,886																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000120	C	RES OCEAN	0		R-2	50.00	250.00	50.00	FF		1.00	1.00	1.20	19,000.00	22,800.00	1,140,000												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,140,000 Market: 0 Agricultural: 0 Common: 1,140,000 PRINTED 07/30/2025 BY SYS																													