TRACT 6
IN OR 1872/396
HUTCHINS SOUTH BEACH PB 4/70

KENDRICK-OWENS CAROLYN/OWENS FRANK D
2600 LANES BRIDGE RD
JESUP, GA 31545

2025

00-00-31-1390-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

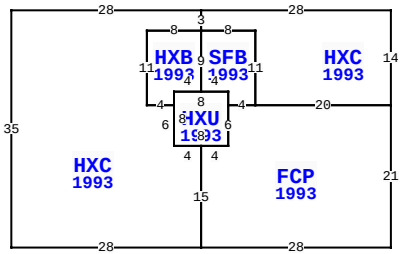
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

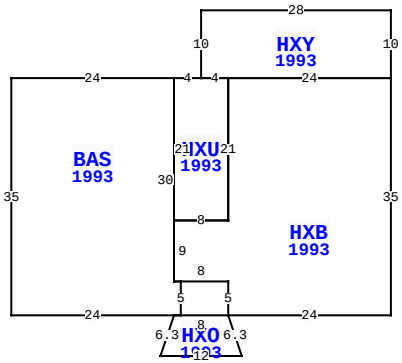
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	845	100	1993	845	109,689
FCP	564	25	1993	141	18,303
HXB	80	100	1993	80	10,385
HXB	480	100	1993	480	62,309
HXB	912	100	1993	912	118,385
HXC	304	25	1993	76	9,865
HXC	868	25	1993	217	28,169
HXO	60	5	1993	3	390
HXP	220	30	1993	66	8,567
HXU	64	55	1993	35	4,544
TOTALS	5,053			3,123	405,393

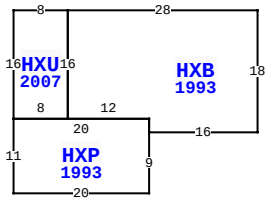
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	3,123	116.3800	153.62	479,755	1993	1993	0	0	0	15.50	84.50

1 DUPLEX – 0% - 0 Heated Area: 2381 HX Base Yr







** This building has 14 Sub-Areas

2995 1ST AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	405,393
TOTAL MARKET OB/XF VALUE	9,436
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	864,829
SOH/AGL Deduction	380,601
ASSESSED VALUE	484,228
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	484,228
TOTAL JUST VALUE	864,829
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	733,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7538	NEW CONSTR	137,000	02/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1872/0396	8/09/2013	WD	Q	I	02	241,600
GRANTOR: ZUPAN NORBERT M & DOR						
GRANTEE: KENDRICK-OWENS CARO						
0610/0703	10/23/1990	WD	Q	V		22,000
GRANTOR: HUTTO WM B JR & RUTH						
GRANTEE: ZUPAN NORBERT & D K						

BUILDING NOTES

BUILDING DIMENSIONS

HXY=[YR=1993] W28 S10 HXU=[YR=1993] W4 BAS=[YR=1993] W24 S35 E24 HXO=[YR=1993] D6 L2 E12 L2 U6 W8 $ E1 N5 W1 N30 $ S21 E8 N21 W4 $ E4 HXB=[YR=1993] S21 W8 S9 E8 S5 E24 N35 W24 $ E24 N10 $PTR= N10 FCP=[YR=1993] N21 HXC=[YR=1993] N14 W28 S3 E8 S11 E20 $ W20 SFB=[YR=1993] N11 W8 HXB=[YR=1993] W8 S11 E4 N2 E4 N9$ S9 E4 S2 E4 $ W4 HXU=[YR=1993] N2 W8 S8 E8 N6 $ S6 W4 HXC=[YR=1993] W4 N6 W4 N11 E8 N3 W28 S35 E28 N15 $ S15 E28 $ S10 $ PTR= E15 HXU=[YR=2007] E8 HXB=[YR=1993] E28 S18 W16 HXP=[YR=1993] S9 W20 N11 E20 S2 $ N2 W12 N16 $ S16 W8 N16 $ W15 $.

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	0812	CONCRETE C	0	0	0	0	3,254.00	SF	4.00	4.00	100	1993	1993	3	64	8,330	
2	1126	CB/STC 8"	0	0	72	3	216.00	SF	8.00	8.00	100	1993	1993	3	64	1,106	

LAND DESCRIPTION

TOTAL OB/XF 9,436

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		R-2	75.00	155.00	75.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	450,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS