N 33.75' OF LOT 9
IN OR 1695/712
HUTCHINS SOUTH BEACH PB 4/70

PAXTON BUTCH
3136 CYPRESS MILL ROAD
BRUNSWICK, GA 31525

2025

00-00-31-1390-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

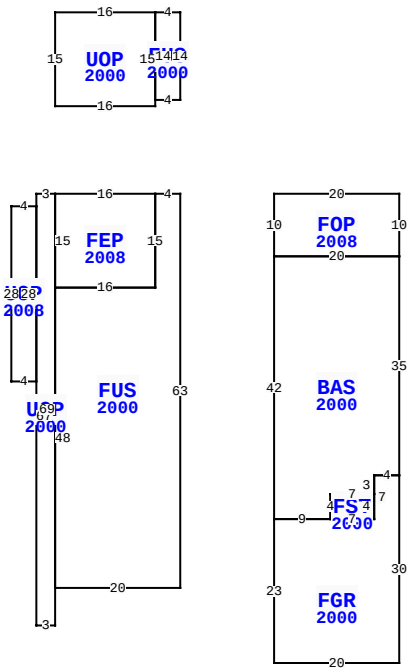
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE 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	784	100	2000	784	110,258
FEP	240	80	2008	192	27,002
FGR	488	55	2000	268	37,690
FOP	200	30	2008	60	8,438
FST	28	55	2000	15	2,110
FUS	56	100	2000	56	7,876
FUS	1,020	100	2000	1,020	143,448
UOP	207	20	2000	41	5,766
UOP	240	20	2000	48	6,751
UOP	112	20	2008	22	3,094
TOTALS	3,375			2,506	352,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,506	158.9069	158.91	398,228	2000	2000	0	0	0	11.50	88.50

1 TOWNHOUSE - 0% - 0 Heated Area: 1860 HX Base Yr



2982 1ST AVE A, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	352,432
TOTAL MARKET OB/XF VALUE	10,309
TOTAL LAND VALUE - MARKET	198,000
TOTAL MARKET VALUE	560,741
SOH/AGL Deduction	14,450
ASSESSED VALUE	546,291
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	546,291
TOTAL JUST VALUE	560,741
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	555,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100143	ELEC OTHER	100	01/27/2010
20081635	XFOB	3,000	10/29/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1695/0712	8/11/2010	QC	U	I	11	100
GRANTOR: PAXTON BUTCH & SILVYA						
GRANTEE: PAXTON BUTCH						
1320/0334	5/25/2005	QC	U	I	10	100
GRANTOR: GILLILAND CAROL B TRU						
GRANTEE: SANDCASTLE INNOVATI						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2000] W4 FEP=[YR=2008] W16 UOP=[YR=2000] W3 S2 UOP=[YR=2008] W4S28E4 N28$ S67E3 N69 $ S15 E16 N15 $ S15 W16 S48 E20 N63 $ PTR= E15 FOP=[YR=2008] E20 S10 BAS=[YR=2000] S35 FGR=[YR=2000] S30 W20 N23 E9 FST=[YR=2000] E7 N4 W7 S4 $ E7 N7 E4 $ W4S3W7S4 W9 N42 E20$ W20 N10 $ W15 $ PTR= N15 FUS=[YR=2000] N14 W4 UOP=[YR=2000] W16 S15 E16 N15 $ S14 E4 $ S15 $.

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	0811	CONCRETE B	0	0	0	0	865.00	SF	5.20	5.20	100	2000	2000	3	77	3,463	
2	1242	WD DECK A	0	0	10	3	30.00	SF	10.00	10.00	100	2000	2000	3	20	60	
3	0855	CONC PAVER	0	0	0	0	243.00	SF	10.00	10.00	100	2007	2007	3	87	2,114	
4	0855	CONC PAVER	0	0	0	0	485.00	SF	10.00	10.00	100	2007	2007	3	87	4,220	
5	1126	CB/STC 8"	0	0	0	0	65.00	SF	8.00	8.00	100	2007	2007	3	87	452	

LAND DESCRIPTION

TOTAL OB/XF 10,309

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-3	33.00	120.00	33.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	198,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 07/30/2025 BY SYS