BLOCK 5 SO 50 FT OF LOT 5
IN OR 288 PG 319
INTERLACHEN-BY-THE-SEA PB 5/21

WIRSING KENT MCD & BONNIE B
232 AMY CIRCLE
FORT VALLEY, GA 31030

2025

00-00-31-1400-0005-0050

BUILDING CHARACTERISTICS

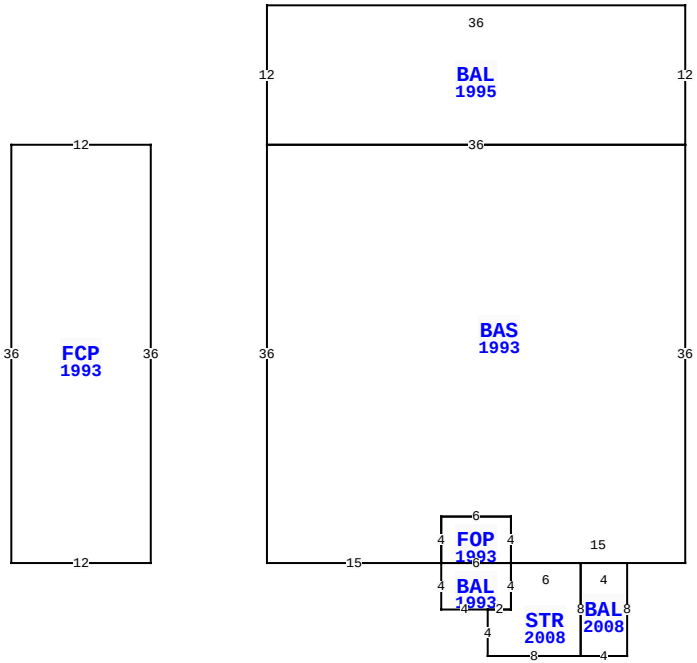
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 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	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	24	15	1993	4	621
BAL	432	15	1995	65	10,090
BAL	32	15	2008	5	777
BAS	1,272	100	1993	1,272	197,453
FCP	432	25	1993	108	16,765
FOP	24	30	1993	7	1,087
STR	56	10	2008	6	931
TOTALS	2,272			1,467	227,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,467	114.2400	180.50	264,794	1978	1995	0	0	0	14.00	86.00

1 SFR CUST – 0% - 0 Heated Area: 1272 HX Base Yr



1336 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

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	0	0	108.00	SF	6.50	6.50	100	1978	1978	3	28	197	
2	0810	CONCRETE A	0	0	58	13	754.00	SF	6.50	6.50	100	1978	1978	3	28	1,372	
3	0416	DUNEWALKS	0	0	76	4	304.00	SF	15.00	15.00	100	1995	1995	3	20	912	
4	0961	H-SHUTTERS	0	0	0	0	3.00	UT	800.00	800.00	100	2005	2005	3	96	2,304	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	227,723
TOTAL MARKET OB/XF VALUE	4,785
TOTAL LAND VALUE - MARKET	950,000
TOTAL MARKET VALUE	1,182,508
SOH/AGL Deduction	281,170
ASSESSED VALUE	901,338
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	901,338
TOTAL JUST VALUE	1,182,508
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,022,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110676	OTHER	600	05/02/2011
20101008	H/AC	4,800	06/16/2010
20060491	REMODEL	2,421	03/09/2006
20053170	REMODEL	32,000	12/14/2005
20021792	H/AC	2,000	10/16/2002
B958971	REMODEL	8,000	04/04/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0288/0319	2/01/1979	WD	Q	I		68,500
GRANTOR:						
GRANTEE:						
0286/0156	2/01/1979	WD	Q	I		32,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=1995] W36 S12 BAS=[YR=1993] S36 E15 BAL=[YR=1993] S4 E4 STR=[YR=2008] S4 E8 BAL=[YR=2008] E4 N8 W4 S8$ N8 W6 S4 W2$ E2 N4 FOP=[YR=1993] N4W6 S4 E6$ W6$ N4 E6 S4 E15 N36 W36$ E36 N12$ PTR=W46S12 FCP=[YR=1993] W12 S36 E12 N36$N12E46$.

LAND DESCRIPTION

TOTAL OB/XF 4,785

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	000120	C	RES OCEAN	0	0006	R-1	50.00	125.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS