BLOCK 7A LOT 10
INTERLACHEN-BY-THE-SEA-REPLAT
PB 4/10

CECIL KIMBERLY ANN
126 SASSER RD
WAYCROSS, GA 31503

2025

00-00-31-1401-007A-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

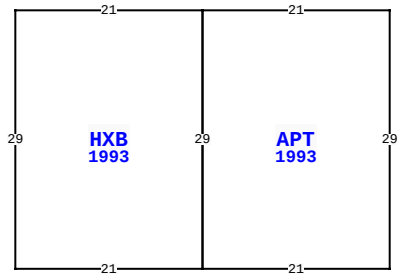
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1056.00		

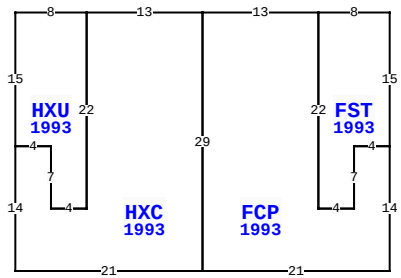
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	553	100	1993	553	87,298
APT	609	100	1993	609	96,138
FCP	461	25	1993	115	18,154
FOP	56	30	1993	17	2,684
FST	148	55	1993	81	12,787
HXB	553	100	1993	553	87,298
HXB	609	100	1993	609	96,138
HXC	461	25	1993	115	18,154
HXP	56	30	1993	17	2,684
HXU	148	55	1993	81	12,787
TOTALS	3,654			2,750	434,122

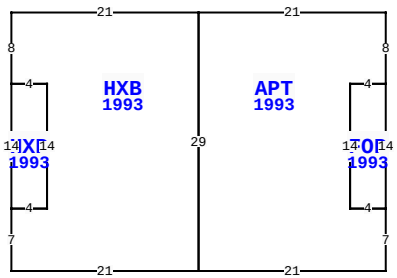
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,750	129.9936	171.59	471,872	1982	2007	0	0	0	8.00	92.00

1 DUPLEX – 0% - 0 Heated Area: 2324 HX Base Yr







1623 N FLETCHER AVE A&B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	434,122
TOTAL MARKET OB/XF VALUE	15,760
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	899,882
SOH/AGL Deduction	0
ASSESSED VALUE	899,882
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	899,882
TOTAL JUST VALUE	899,882
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	879,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111177	H/AC	1,500	07/19/2011
20041294	XFOB	2,000	07/15/2004
20033752	REMODEL	2,000	08/26/2003
20012583	REPAIR/RRF	2,000	11/30/2001
6002	REPAIR/RRF	6,800	05/30/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2797/1915	6/30/2025	SW	Q	I	01	1,100,000
GRANTOR: CUTAJAR JOSEPH AS SPE						
GRANTEE: CECIL KIMBERLY ANN						
2217/1888	8/15/2018	WD	Q	I	01	675,000
GRANTOR: KUSHEQUA PARTNERS L P						
GRANTEE: BUTLER JEFFREY M &						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W8 FCP=[YR=1993] W13 HXC=[YR=1993] W13 HXU=[YR=1993] W8 S15 E4 S7 E4 N22 $ S22 W4 N7 W4 S14 E21 N29 $ S29 E21 N14 W4 S7 W4 N22 $ S22 E4 N7 E4 N15 $ PTR= E15 HXB=[YR=1993] E21 APT=[YR=1993] E21 S8 FOP=[YR=1993] W4 S14 E4 N14 $ W4 S14 E4 S7 W21 N29 $ S29 W21 N7 HXP=[YR=1993] E4 N14 W4 S14 $ E4 N14 W4 N8 $ W15 $ PTR= N15 APT=[YR=1993] N29 W21 HXB=[YR=1993] W21 S29 E21 N29 $ S29 E21 $ 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	1241	WD DECK G	0	0	5	21	105.00	UT	15.53	15.53	100	2004	2004	3	32	522	
2	1241	WD DECK G	0	0	5	21	105.00	UT	15.53	15.53	100	2004	2004	3	32	522	
3	0811	CONCRETE B	1	0	0	0	2,055.00	SF	5.20	5.20	100	2023	2023		100	10,686	
4	0855	CONC PAVER	1	0	0	0	403.00	SF	10.00	10.00	100	2023	2023		100	4,030	

LAND DESCRIPTION

TOTAL OB/XF 15,760

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	000800	C	MULTI-FAMILY	0	0006	R-1	108.00	135.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	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