BLOCK 8A LOT 4
IN OR 1821/1100
INTERLACHEN-BY-THE-SEA-REPLAT

WATKINS MARY ELLEN REV TRUST/WATKINS MARY ELLEN TR
1038 DAVENPORT CIRCLE
POWDER SPRINGS, GA 30127

2025

00-00-31-1401-008A-0040

BUILDING CHARACTERISTICS

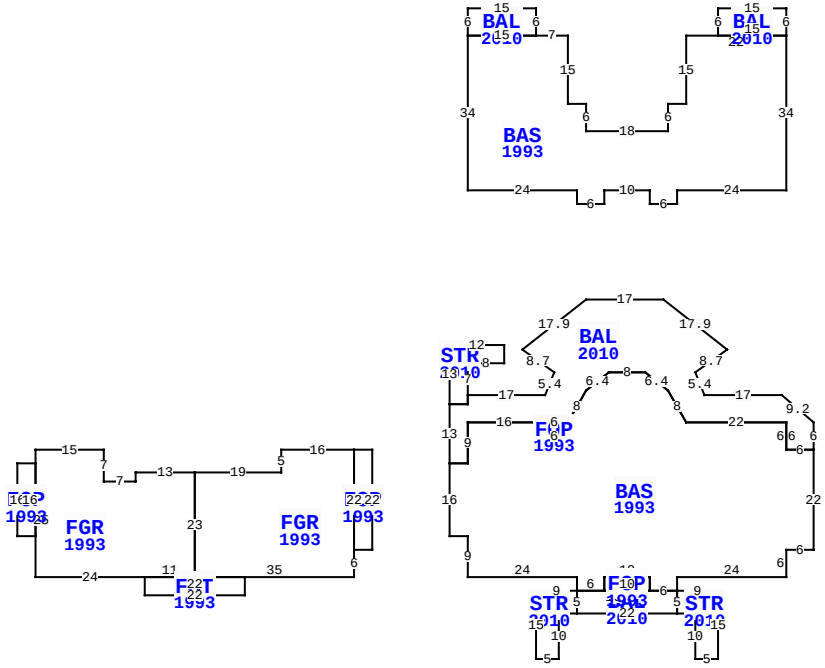
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	04	Quality Level 04
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	90	15	2010	14	2,720
BAL	90	15	2010	14	2,720
BAL	110	15	2010	16	3,109
BAL	1,031	15	2010	155	30,114
BAS	1,918	100	1993	1,918	372,629
BAS	2,800	100	1993	2,800	543,984
FGR	866	55	1993	476	92,478
FGR	885	55	1993	487	94,614
FOP	18	30	1993	5	971
FOP	30	30	1993	9	1,748
TOTALS	8,352			6,015	1,168,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	6,015	147.3450	232.81	1,400,352	1985	1990	0	0	0	16.55	83.45

1 SFR CUST – 0% - 0 Heated Area: 4718 HX Base Yr



** This building has 16 Sub-Areas

1726 N FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,168,594
TOTAL MARKET OB/XF VALUE	24,340
TOTAL LAND VALUE - MARKET	2,375,000
TOTAL MARKET VALUE	3,567,934
SOH/AGL Deduction	847,867
ASSESSED VALUE	2,720,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,720,067
TOTAL JUST VALUE	3,567,934
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,740,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130314	STORM SHUTTERS	0	02/22/2013
20130314	18 WINDOWS REPLAC	0	02/13/2013
20130151	INSTALL HARDI BRD	0	01/08/2013
20122367	DUNE WALKOVER REP	12,000	11/26/2012
20122275	WATER LINES REPLA	12,000	11/06/2012
20122143	H/AC	2,000	10/17/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1821/1100	10/15/2012	WD	Q	I	02	1,370,000
GRANTOR: O'NEILL JUDITH G & JA						
GRANTEE: WATKINS MARY ELLEN						
0606/0864	9/06/1990	WD	Q	I	06	180,000
GRANTOR: CAMERON MARY E						
GRANTEE: O'NEILL JUDITH G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N6E6N22 BAL=[YR=2010] N6 U6 L7 W17 L2 U5 R7 U5 U11 L14 W17 L14 D11 R7 D5 D5 L2 W17 STR=[YR=2010] N7E8N4W12S13E4N2$ S2W4 S13E4N9E16 FOP=[YR=1993] E6S3W6N3$ S3E6N3 R4 U7 R5 U4 E8 D4 R5 D7 R4 E22S6E6$ W6N6W22 L4 U7 L5 U4 W8 D4 L5 D7 L4 S3W6N3W16S9W4 S16 E4S9E24S3 STR=[YR=2010] W9S15E5 N10E4 BAL=[YR=2010] E22 STR=[YR=2010] E4 S10E5N15W9S5$ N5W6 FOP=[YR=1993] N3 W10S3E10$ W16S5$ N5$E6N3E10S3 E6N3E24$ PTR=N85 BAS=[YR=1993] N34 BAL=[YR=2010] N6W15S6E15$ W22S15W4S6 W18 N6W4N15W7 BAL=[YR=2010] N6W15S6 E15$W15S34E24S3E6N3E10S3E6N3 E24$ S85$ PTR= W95 FGR=[YR=1993] N6 FOP=[YR=1993] E4N22W4S22$ N22W16S5 W19 FGR=[YR=1993] W13S2W7N7W15S3 FOP=[YR=1993] W4S16E4N16$ S25E24 FST=[YR=1993]

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	120.00	SF	6.50	6.50	100	1985	1985	3	44	343	
2	1242	WD DECK A	0	0	12	3	36.00	SF	11.50	11.50	100	1985	1985	3	20	83	
3	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	3,920	
4	0877	JACUZZI	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	1985	1985	3	20	400	
5	0968	STAIRS	0	0	0	0	2.00	SF	1,000.00	1,000.00	100	1985	1985	3	100	2,000	
6	0810	CONCRETE A	0	0	0	0	2,535.00	SF	6.50	6.50	100	1988	1988	3	52	8,568	
7	0416	DUNEWALKS	0	0	0	0	547.00	SF	30.00	30.00	100	2013	2013	3	55	9,026	

LAND DESCRIPTION

TOTAL OB/XF 24,340

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	100.00	226.00	100.00	FF		1.00	1.00	1.25	19,000.00	23,750.00	2,375,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 2,375,000 Market: 0 Agricultural: 0 Common: 2,375,000 PRINTED 07/30/2025 BY SYS