

DILLMAN PERRY M & SHERRY E
210 LITTLE RIVER WAY
WOODSTOCK, GA 30188

00-00-31-142B-000A-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 23 REINF CONC 100										0320 01 2,368 125.4351 125.44 297,042 2005 2005 0 0 9.50 90.50										Tax Group: 2 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 TOWNHOUSE - 0% - 0 Heated Area: 1932 HX Base Yr										BUILDING MARKET VALUE 268,823									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 31,227									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 320,678									
Interior Floo 14 CARPET 70																				TOTAL MARKET VALUE 620,728									
Interior Floo 15 HARDTILE 30																				SOH/AGL Deduction 96,120									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 524,608									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Bedrooms 3 100																				BASE TAXABLE VALUE 524,608									
Bathrooms 3 100																				TOTAL JUST VALUE 620,728									
Frame 07 SPECIAL 100																				NCON VALUE 0									
Stories 2. 2. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 476,916									
Occupancy 00 NONE 100																													
Quality 04 Quality Level 04																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 1045.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 714 100 2005 714 81,055																													
FGR 504 55 2005 277 31,446																													
FOP 84 30 2005 25 2,838																													
FOP 84 30 2005 25 2,838																													
FOP 168 30 2005 50 5,676																													
FOP 168 30 2005 50 5,676																													
FUS 1,218 100 2005 1,218 138,271																													
STR 88 10 2005 9 1,022																													
TOTALS 3,028 2,368 268,823																													
EXTRA FEATURES										251 S FLETCHER AVE, FERNANDINA BEACH																			
										BLD DATE 08/12/2014 KK LGL DATE										03/10/2025 DC									
										XF DATE										LAND DATE									
										INC DATE										AG DATE									
L N 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 0409 ELEVATOR R 0 0 0 0 1.00 UT 10,200.00 10,200.00 100 2005 2005 3 100 10,200																													
2 0810 CONCRETE A 0 0 0 0 6,600.00 SF 1.30 1.30 100 2005 2005 3 84 7,207																													
3 0855 CONC PAVER 0 0 0 0 3,350.00 SF 2.00 2.00 100 2005 2005 3 84 5,628																													
4 0920 CWALL-WD/M 0 0 0 0 258.00 LF 78.00 78.00 100 2005 2005 3 22 4,427																													
5 0920 CWALL-WD/M 0 0 0 0 185.00 LF 78.00 78.00 100 2005 2005 3 22 3,175																													
6 0476 VF 6 SBPL 0 0 0 0 144.00 LF 6.40 6.40 100 2005 2005 3 64 590																													
LAND DESCRIPTION										TOTAL OB/XF 31,227																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 00006 R-3 48.00 149.00 47.72 FF 1.00 1.00 1.05 6,400.00 6,720.00 320,678																													
REVIEW DATE 10/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 320,678 Market: 0 Agricultural: 0 Common: 320,678 PRINTED 07/30/2025 BY SYS																													