LOT 3
MIRAMAR BEACH PB 2/61

NORRIS JIMMIE & DONNA
838 BUCKHEAD HALL
RICHMOND HILL, GA 31324

2025

00-00-31-1460-0003-0000

BUILDING CHARACTERISTICS

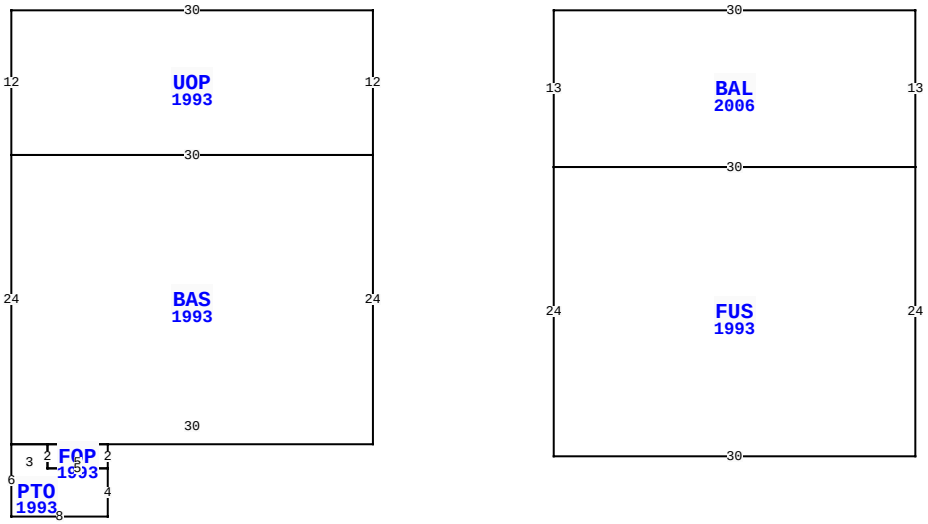
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	390	15	2006	58	8,746
BAS	720	100	1993	720	108,574
FOP	10	30	1993	3	453
FUS	720	100	1993	720	108,574
PTO	38	5	1993	2	301
UOP	360	20	1993	72	10,857
TOTALS	2,238			1,575	237,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,575	141.0354	186.17	293,218	1976	1986	0	0	0	19.00	81.00

1 SNGL FAM – 0% - 0 Heated Area: 1440 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

1338 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	237,507
TOTAL MARKET OB/XF VALUE	1,748
TOTAL LAND VALUE - MARKET	1,425,000
TOTAL MARKET VALUE	1,664,255
SOH/AGL Deduction	159,413
ASSESSED VALUE	1,504,842
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,504,842
TOTAL JUST VALUE	1,664,255
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,465,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211313	NEW SIDING WINDOW	31,750	09/10/2021
20021032	ELEC OTHER	2,000	06/18/2002
7011	REMODEL	24,000	04/22/1992
2345	CHNGE SRVC	500	02/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2271/1961	4/29/2019	WD	U	I	37	750,000
GRANTOR: THOMPSON HENRY A & AD						
GRANTEE: NORRIS JIMMIE & DON						
1221/0089	4/08/2004	WD	Q	I		695,000
GRANTOR: DAY DON W						
GRANTEE: THOMPSON HENRY & AD						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W30 S12 BAS=[YR=1993] S24 PTO=[YR=1993] S6 E8 N4 FOP=[YR=1993] N2 W5 S2 E5 $ W5 N2 W3 $ E30 N24 W30 $ E30 N12 $ PTR= E15 BAL=[YR=2006] E30 S13 FUS=[YR=1993] S24 W30 N24 E30 $ W30 N13 $ W15 $.

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	26	28	728.00	SF	6.50	6.50	100	1976	1976	3	26	1,230	
2	0416	DUNEWALKS	0	0	45	4	180.00	SF	12.00	12.00	100	2006	2006	3	24	518	

LAND DESCRIPTION

TOTAL OB/XF 1,748

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	75.00	125.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000							

REVIEW DATE 01/29/2020 BY DJ Total Acres: 0.00 Total Land Value: 1,425,000 Market: 0 Agricultural: 0 Common: 1,425,000 PRINTED 07/30/2025 BY SYS