LOT 12
MIRAMAR BEACH PB 2/61

BENNETT HOLLY JONES REV TRUST/BENNETT PAUL THOMAS
121 CANDLEWOOD DR
ALMA, GA 31510

**2025**

**00-00-31-1460-0012-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 11 | BD/BTN AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 11 | SLATE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 10 | TERRAZZO 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

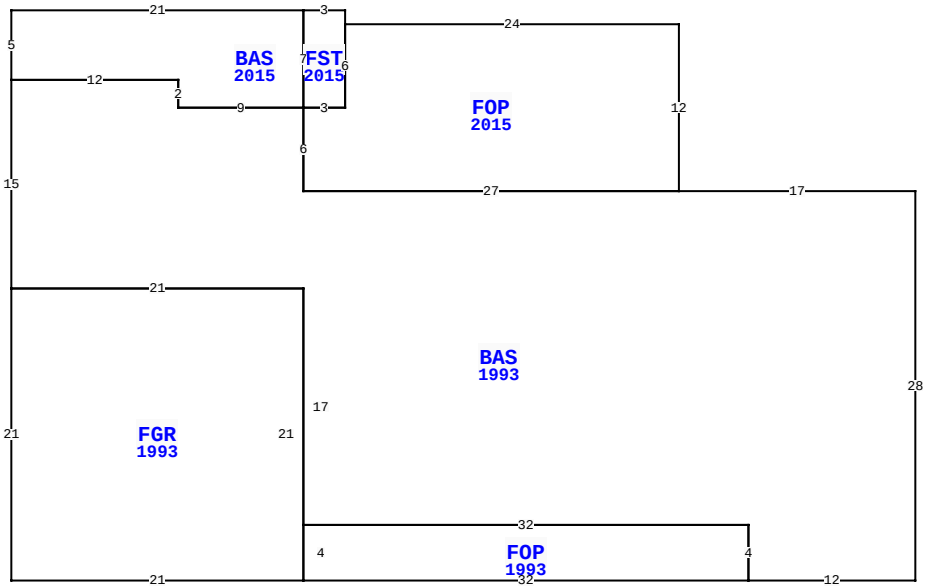
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1051.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,401 | 100 | 1993 | 1,401 | 234,518 |
| BAS | 123 | 100 | 2015 | 123 | 20,589 |
| FGR | 441 | 55 | 1993 | 243 | 40,676 |
| FOP | 128 | 30 | 1993 | 38 | 6,361 |
| FOP | 306 | 30 | 2015 | 92 | 15,400 |
| FST | 21 | 55 | 2015 | 12 | 2,009 |
| TOTALS | 2,420 | | | 1,909 | 319,554 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 1,909 | 120.3930 | 190.22 | 363,130 | 1952 | 2000 | 0 | 0 | 0 | 12.00 | 88.00 |

1 SFR CUST – 0% - 0 Heated Area: 1524 HX Base Yr




1466 S FLETCHER AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2025 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 | 319,554 |
| TOTAL MARKET OB/XF VALUE | 13,861 |
| TOTAL LAND VALUE - MARKET | 1,425,000 |
| TOTAL MARKET VALUE | 1,758,415 |
| SOH/AGL Deduction | 130,044 |
| ASSESSED VALUE | 1,628,371 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,628,371 |
| TOTAL JUST VALUE | 1,758,415 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,556,461 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20141329 | REMODEL | 75,000 | 06/20/2014 |
| 20120927 | H/AC | 3,000 | 05/23/2012 |
| 20061982 | 200 AMP UNDRGRND | 1,800 | 08/25/2006 |
| 20041470 | RE-ROOF | 3,000 | 08/17/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2295/0652 | 8/02/2019 | WD | U | I | 11 | 100 |
| GRANTOR: BENNETT HOLLY J | | | | | | |
| GRANTEE: BENNETT HOLLY JONES | | | | | | |
| 1858/0373 | 5/22/2013 | WD | U | I | 11 | 100 |
| GRANTOR: BENNETT HOLLY J & CAR | | | | | | |
| GRANTEE: BENNETT HOLLY J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W17 FOP=[YR=2015] N12 W24 FST=[YR=2015] N1 W3 BAS=[YR=2015] W21 S5 E12 S2 E9 N7$ S7 E3 N6$ S6 W3 S6 E27$ W27 N6 W9 N2 W12 S15 FGR=[YR=1993] S21 E21 FOP=[YR=1993] E32 N4 W32 S4 $ N21 W21 $ E21 S17 E32 S4 E12 N28 $ .

## 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 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 2,004.00 | SF | 5.20 | 5.20 | 100 | 2015 | 2015 | 3 | 95 | 9,900 | |
| 2 | 0416 | DUNEWALKS | 0 | 0 | 0 | 0 | 264.00 | SF | 15.00 | 15.00 | 100 | 1986 | 1986 | 3 | 20 | 792 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 4 | 29 | 116.00 | SF | 9.75 | 9.75 | 100 | 2015 | 2015 | 3 | 95 | 1,074 | |
| 4 | 1125 | CB/STC 6" | 0 | 0 | 2 | 150 | 300.00 | SF | 7.35 | 7.35 | 100 | 2015 | 2015 | 3 | 95 | 2,095 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,861

| 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 | 150.00 | 75.00 | FF | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 1,425,000 | | | | | | | |

REVIEW DATE 05/21/2020 BY DJA Total Acres: 0.00 Total Land Value: 1,425,000 Market: 0 Agricultural: 0 Common: 1,425,000 PRINTED 07/30/2025 BY SYS