LOT 25
IN OR 2245/54
MIRAMAR BEACH PB 2/61

MARTIN ZAN R REVOCABLE TRUST/MARTIN ZAN R TRUSTEE
702 SMITH BRIAR DR
VALDOSTA, GA 31602

2025

00-00-31-1460-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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	03	Quality Level 03

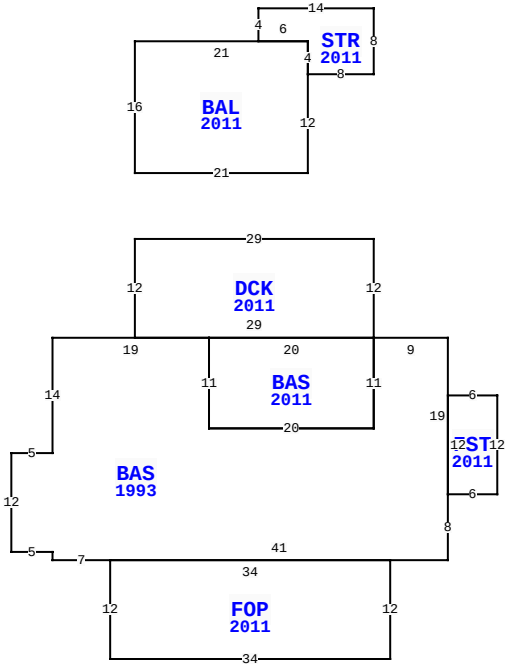
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	336	15	2011	50	8,606
BAS	1,136	100	1993	1,136	195,510
BAS	220	100	2011	220	37,862
DCK	348	10	2011	35	6,024
FOP	408	30	2011	122	20,997
FST	72	55	2011	40	6,884
STR	88	10	2011	9	1,549
TOTALS	2,608			1,612	277,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,612	120.3600	190.17	306,554	1957	2005	0	0	0	9.50	90.50

1 SFR CUST – 0% - 0 Heated Area: 1356 HX Base Yr



1716 S FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	277,431
TOTAL MARKET OB/XF VALUE	18,745
TOTAL LAND VALUE - MARKET	1,425,000
TOTAL MARKET VALUE	1,721,176
SOH/AGL Deduction	93,944
ASSESSED VALUE	1,627,232
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,627,232
TOTAL JUST VALUE	1,721,176
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,521,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101551	H/AC	2,500	09/10/2010
20101521	REMODEL	3,000	09/08/2010
20101421	REMODEL	4,600	08/25/2010
20101077	REMODEL	140,000	06/30/2010
20101078	REPAIR/RRF	3,000	06/30/2010
969531	REMODEL	25,000	01/08/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2245/0054	12/18/2018	WD	U	I	11	100
GRANTOR: MARTIN ZAN R						
GRANTEE: MARTIN ZAN R REVOCA						
0473/0324	11/01/1985	WD	Q	I		110,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 DCK=[YR=2011] N12W29S12 E29$ BAS=[YR=2011] S11 W20 N11 E20 $ S11 W20 N11 W19 S14 W5S12E5 S1E7 FOP=[YR=2011] S12E34N12W34$ E41 N8 FST=[YR=2011] E6N12 W6S12$ N19$ PTR=W17N20 BAL=[YR=2011] N12 STR=[YR=2011] E8 N8W14S4E6S4$ N4W21 S16E21$S20 E17$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	94	3,290	
2	0810	CONCRETE A	0	0	0	0	2,270.00	SF	6.50	6.50	100	2011	2011	3	91	13,427	
3	0820	WOOD WALK	0	0	10	4	40.00	SF	11.75	11.75	100	1996	1996	3	40	188	
4	0820	WOOD WALK	0	0	27	4	108.00	SF	11.75	11.75	100	1996	1996	3	40	508	
5	0416	DUNEWALKS	0	0	4	111	444.00	SF	15.00	15.00	100	1996	1996	3	20	1,332	

LAND DESCRIPTION

TOTAL OB/XF 18,745

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,425,000 Market: 0 Agricultural: 0 Common: 1,425,000 PRINTED 07/30/2025 BY SYS