

LOT 40
IN OR 2268/906
MIRAMAR BEACH PB 2/61

SINCLAIR JAMES S
306 WESTSIDE DRIVE
DOUGLAS, GA 31533

2025

00-00-31-1460-0040-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	04	REIN CONC 100
Stories	3.	3. 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	1,206	100	1993	1,206	198,816
FOP	196	30	1995	59	9,727
FUS	1,226	100	1993	1,226	202,114
FUS	1,206	100	1998	1,206	198,816
UDG	600	55	1995	330	54,403
UOP	288	20	1995	58	9,562
UST	32	45	1998	14	2,308

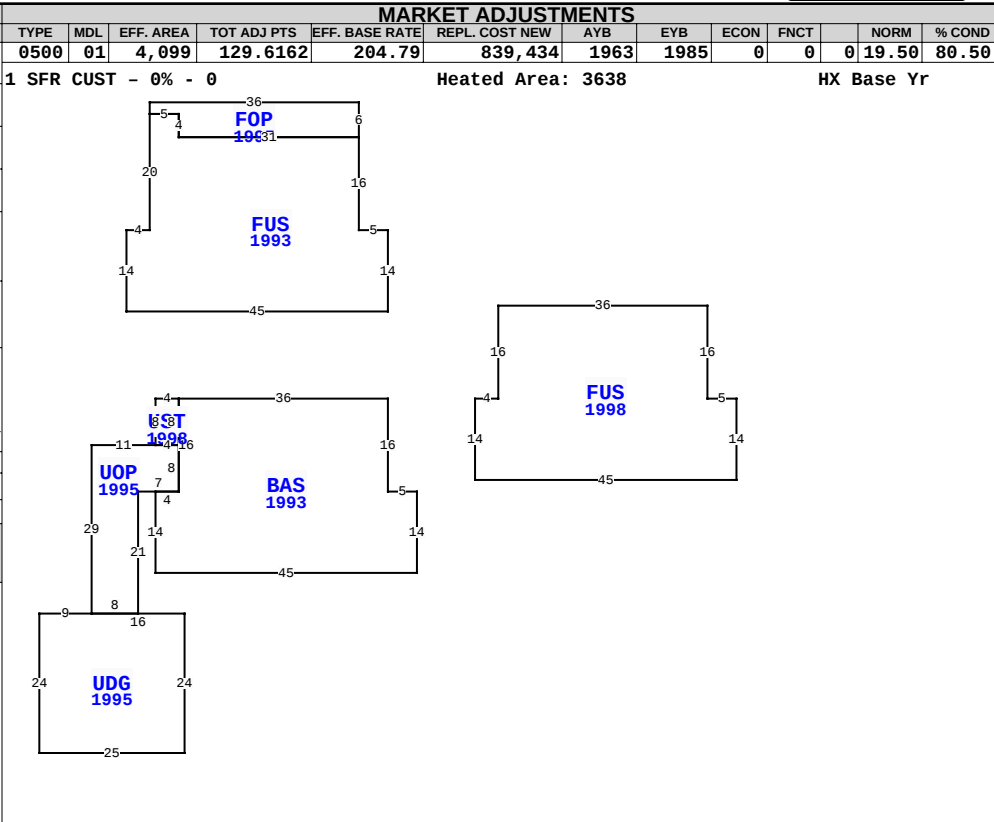
TOTALS 4,754 4,099 675,744

EXTRA FEATURES

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	0810	CONCRETE A	0	0	24	10	240.00	SF	6.50	6.50	100	1983	1983	3	38	593	
2	0810	CONCRETE A	0	0	0	0	2,682.00	SF	6.50	6.50	100	1985	1985	3	44	7,671	
3	0810	CONCRETE A	0	0	0	0	800.00	SF	6.50	6.50	100	1994	1994	3	66	3,432	
4	0416	DUNEWALKS	0	0	4	121	476.00	SF	18.00	18.00	100	2003	2003	3	20	1,714	
5	1241	WD DECK G	0	0	0	0	771.00	UT	11.50	11.50	100	1998	1998	3	25	2,217	
6	1242	WD DECK A	0	0	6	36	216.00	SF	10.00	10.00	100	1998	1998	3	20	432	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0004	R-3	75.00	200.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000							



BLD DATE 05/07/2025 MLU
XF DATE
INC DATE

1916 S FLETCHER AVE, FERNANDINA BEACH

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	0810	CONCRETE A	0	0	24	10	240.00	SF	6.50	6.50	100	1983	1983	3	38	593	
2	0810	CONCRETE A	0	0	0	0	2,682.00	SF	6.50	6.50	100	1985	1985	3	44	7,671	
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6	1242	WD DECK A	0	0	6	36	216.00	SF	10.00	10.00	100	1998	1998	3	20	432	

TOTAL OB/XF 16,059

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				675,744	
TOTAL MARKET OB/XF VALUE				16,059	
TOTAL LAND VALUE - MARKET				1,425,000	
TOTAL MARKET VALUE				2,116,803	
SOH/AGL Deduction				26,893	
ASSESSED VALUE				2,089,910	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				2,089,910	
TOTAL JUST VALUE				2,116,803	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,899,918	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101564	H/AC	3,500	09/14/2010
20032498	DUNE WALKOVER	5,000	02/12/2003
20020438	REROOF GARAGE/WAL	3,000	03/13/2002
19983527	ADDITION	112,000	04/09/1998
7808	REPAIR/RRF	7,950	07/14/1993
5314	XFOB	4,000	04/14/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2268/0906	4/12/2019	WD	Q	I	01	1,600,000
GRANTOR: N6672BC LLC						
GRANTEE: SINCLAIR JAMES S						
2222/1835	2/06/2018	WD	U	I	11	100
GRANTOR: CART BEN M JR & CELIA						
GRANTEE: N6672BC LLC						

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=1993] W36 UST=[YR=1998] W4 S8 UOP=[YR=1995] W11 S29 UDG=[YR=1995] W9 S24 E25 N24 W16 \$ E8 N21 E7 N8 W4 \$ E4 N8 \$ S16 W4 S14 E45 N14 W5 N16 \$ PTR= E15 FUS=[YR=1998] E4 N16 E36 S16 E5 S14 W45 N14 \$ W15 \$ PTR= N15 FUS=[YR=1993] N14 W5 N16 FOP=[YR=1995] N6 W36 S2 E5 S4 E31 \$ W31 N4 W5 S20 W4 S14 E45 \$ S15 \$.	