BLOCK 3 LOT 8
OAK LAWN PARK 2 PB 3/25

CHEWIE & FRIENDS 3 LLC
42 TRACEY AVE
KINGSLAND, GA 31548

2025

00-00-31-150B-0003-0080

BUILDING CHARACTERISTICS

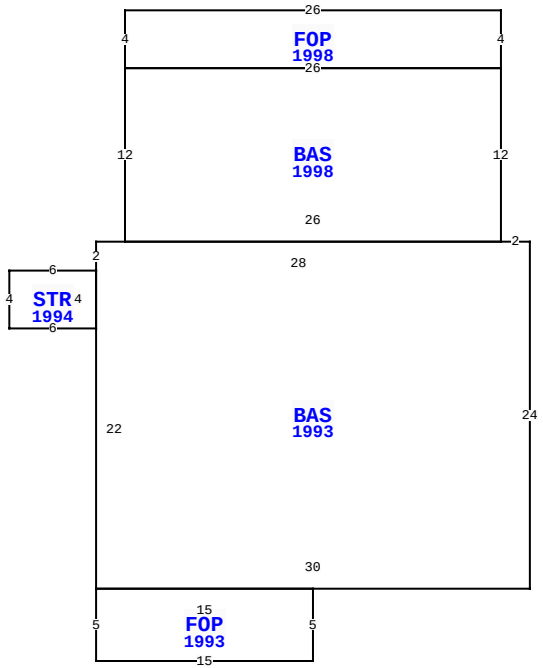
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 75
Interior Floo	14	CARPET 25
Air Condition	03	CENTRAL 100
Heating Type	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
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	112,652
BAS	312	100	1998	312	48,816
FOP	75	30	1993	22	3,442
FOP	104	30	1998	31	4,851
STR	24	10	1994	2	313
TOTALS	1,235			1,087	170,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	11	1,087	165.8259	165.83	180,257	1952	2015	0	0	0	5.65	94.35

1 SINGLE FAM – 100% - 2023 Heated Area: 1032 HX Base Yr 2023



206 S 17TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

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	100	7	69	483.00	SF	5.85	5.85	100	1952	1952	3	20	565	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1952	1952	3	20	700	
3	0810	CONCRETE A	0	100	0	0	164.00	SF	6.50	6.50	100	2002	2002	3	80	853	
4	1076	TRELLIS A	0	100	16	8	128.00	SF	7.50	7.50	100	2002	2002	3	27	259	
5	0940	SHEDS/PORT	0	100	10	7	70.00	SF	30.00	30.00	100	1999	1999	3	20	420	
6	0810	CONCRETE A	0	100	20	12	240.00	SF	6.50	6.50	100	2002	2002	3	80	1,248	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		238,538
TOTAL MARKET OB/XF VALUE		4,045
TOTAL LAND VALUE - MARKET		182,600
TOTAL MARKET VALUE		425,183
SOH/AGL Deduction		36,058
ASSESSED VALUE		389,125
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		333,403
TOTAL JUST VALUE		425,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121144	REFURB.FLOORS & W	5,200	06/15/2012
20021820	H/AC	2,000	10/22/2002
20021821	ELEC OTHER	1,000	10/22/2002
20021797	OTHER	4,000	10/17/2002
20021738	REMODEL	0	10/08/2002
972074	ELEC OTHER	0	09/23/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2761/255	1/02/2025	WD	Q	I	01	600,000
GRANTOR: SORENSON MARTHA H						
GRANTEE: CHEWIE & FRIENDS 3						
2599/0139	10/27/2022	WD	Q	I	01	500,000
GRANTOR: BCH TRUST						
GRANTEE: SORENSON MARTHA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 BAS=[YR=1998] N12 FOP=[YR=1998] N4 W26 S4 E26 $ W26 S12 E26 $ W28 S2 STR=[YR=1994] W6S4 E6N4$ S22 FOP=[YR=1993] S5 E15 N5 W15 $ E30 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 4,045

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	000100	C	RES	100	0006	R-1	83.00	137.00	83.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	182,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 182,600 Market: 0 Agricultural: 0 Common: 182,600 PRINTED 07/30/2025 BY SYS

BLOCK 3 LOT 8
OAK LAWN PARK 2 PB 3/25

CHEWIE & FRIENDS 3 LLC
42 TRACEY AVE
KINGSLAND, GA 31548

2025

00-00-31-150B-0003-0080

BUILDING CHARACTERISTICS

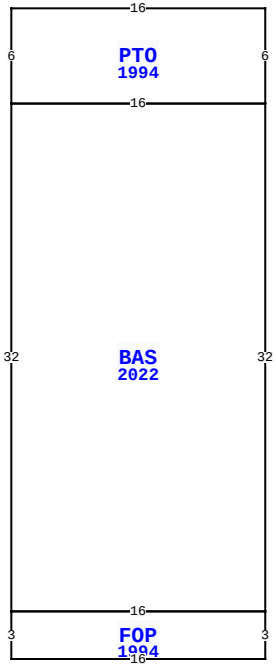
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	512	100	2022	512	66,016
FOP	48	30	1994	14	1,805
PTO	96	5	1994	5	645
TOTALS	656			531	68,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	531	134.3100	134.31	71,319	1980	2015	0	0	0	4.00	96.00

2 SINGLE FAM – 100% - 2023 Heated Area: 512 HX Base Yr 2023



206 S 17TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		238,538
TOTAL MARKET OB/XF VALUE		4,045
TOTAL LAND VALUE - MARKET		182,600
TOTAL MARKET VALUE		425,183
SOH/AGL Deduction		36,058
ASSESSED VALUE		389,125
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		333,403
TOTAL JUST VALUE		425,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4	REMODEL	4,000	08/25/1997
958867	ADDITION	17,000	02/15/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2761/255	1/02/2025	WD	Q	I	01	600,000
GRANTOR: SORENSON MARTHA H						
GRANTEE: CHEWIE & FRIENDS 3						
2599/0139	10/27/2022	WD	Q	I	01	500,000
GRANTOR: BCH TRUST						
GRANTEE: SORENSON MARTHA H						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1994] W16S6 BAS=[YR=2022] S32 FOP=[YR=1994] S3E16N3W16$ E16N32W16$ E16N6$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 182,600 Market: 0 Agricultural: 0 Common: 182,600 PRINTED 07/30/2025 BY SYS