BLOCK 7 LOTS 10 & 11
OCEAN CITY N PB 2/38

STOVALL JON & ANNE FAMILY LIMITED PARTNERSHIP
3987 SWEET BOTTOM DR
DULUTH, GA 30096

2025

00-00-31-1520-0007-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

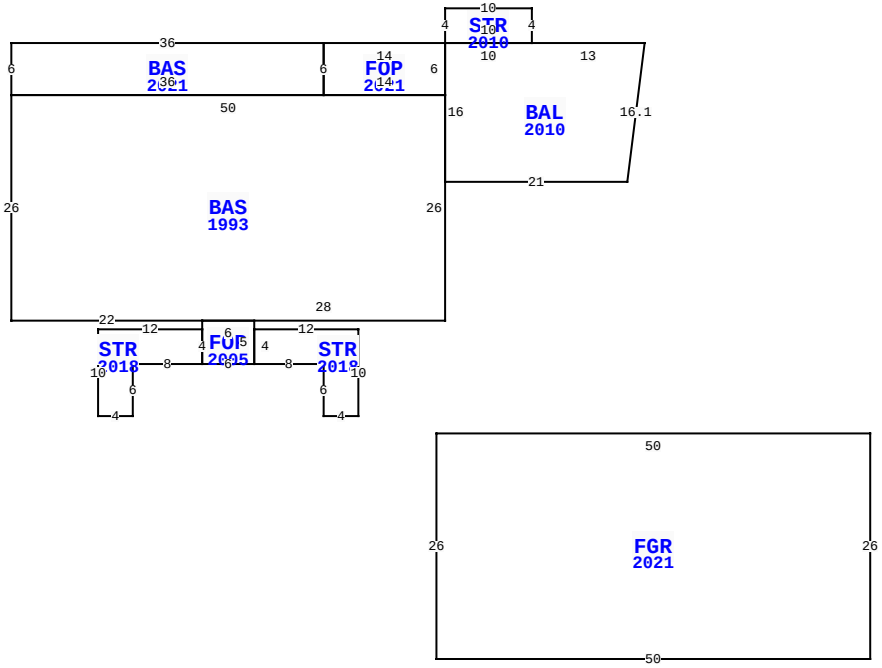
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 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	352	15	2010	53	7,207
BAS	1,300	100	1993	1,300	176,775
BAS	216	100	2021	216	29,372
FGR	1,300	55	2021	715	97,226
FOP	30	30	2005	9	1,224
FOP	84	30	2021	25	3,399
STR	40	10	2010	4	544
STR	72	10	2018	7	952
STR	72	10	2018	7	952
TOTALS	3,466			2,336	317,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,336	114.4640	151.09	352,946	1984	2004	0	0	0	10.00	90.00

1 SNGL FAM – 0% - 2024 Heated Area: 1516 HX Base Yr



830 S FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	317,651
TOTAL MARKET OB/XF VALUE	12,840
TOTAL LAND VALUE - MARKET	1,453,120
TOTAL MARKET VALUE	1,783,611
SOH/AGL Deduction	48,561
ASSESSED VALUE	1,735,050
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,735,050
TOTAL JUST VALUE	1,783,611
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,577,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200127	REMODEL	95,000	04/20/2020
20091620	DUNE WALK	3,500	12/01/2009
20091220	350SF WOOD DECK	9,000	09/03/2009
20052180	PLUMBING FIXTURES	3,000	07/08/2005
20051880	REPLACE RISER	1,000	06/01/2005
20051734	H/AC	2,000	05/05/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2683/1742	12/11/2023	WD	Q	I	01	1,718,800
GRANTOR: PORTER MARGARET R						
GRANTEE: STOVALL JON & ANNE						
2218/0375	8/15/2018	WD	Q	I	01	1,040,000
GRANTOR: GOTKIN JOSHUA A & VIV						
GRANTEE: BLOUNT PAUL C & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=2010] W13 STR=[YR=2010] N4W10S4E10 $ W10FOP=[YR=2021] W14 BAS=[YR=2021] W36 S6 BAS=[YR=1993] S26 E22FOP=[YR=2005] S1 STR=[YR=2018] W12 S10E4N6E8N4$ S4 E6 STR=[YR=2018] E8 S6E4N10W12S4$ N5W6$ E28N26 W50$E36 N6$S6 E14 N6 $ S16E21 U16 R2 $PTR=S45W24 FGR=[YR=2021] S26 E50 N26 W50$N45 E24$.

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	0416	DUNEWALKS	0	0	25	4	100.00	SF	15.00	15.00	100	2010	2010	3	40	600	
2	0409	ELEVATOR R	0	0	0	0	1.00	UT	12,240.00	12,240.00	100	2021	2021	3	100	12,240	

LAND DESCRIPTION

TOTAL OB/XF 12,840

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	95.00	102.00	95.60	FF		1.00	1.00	0.80	19,000.00	15,200.00	1,453,120							

REVIEW DATE 03/01/2022 BY RK Total Acres: 0.00 Total Land Value: 1,453,120 Market: 0 Agricultural: 0 Common: 1,453,120 PRINTED 07/30/2025 BY SYS