BLK 9 LOT N1/2 OF 4 & S1/2 OF
LOT 3
IN OR 2248/866

MAX A DENTON SR FAMILY LIMITED PARTNERSHIP ET AL/D
8049 OLD NICHOLLS HWY
NICHOLLS, GA 31544

2025

00-00-31-1520-0009-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

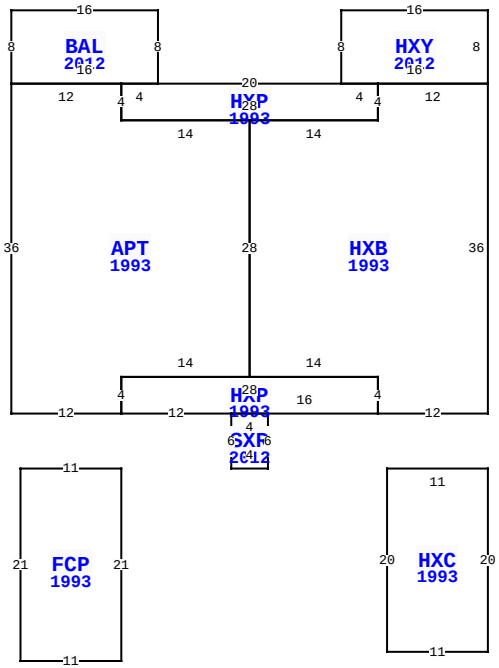
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	07	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	0800	MULTI-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
APT	824	100	1993	824	98,716
BAL	128	15	2012	19	2,276
FCP	231	25	1993	58	6,948
HXB	824	100	1993	824	98,716
HXC	220	25	1993	55	6,589
HXP	112	30	1993	34	4,073
HXP	112	30	1993	34	4,073
HXY	128	15	2012	19	2,276
SXR	24	10	2012	2	239
TOTALS	2,603			1,869	223,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,869	105.8400	139.71	261,118	1978	1995	0	0	0	14.25	85.75

1 DUPLEX – 0% - 0 Heated Area: 1648 HX Base Yr



538 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	223,909
TOTAL MARKET OB/XF VALUE	1,820
TOTAL LAND VALUE - MARKET	1,425,000
TOTAL MARKET VALUE	1,650,729
SOH/AGL Deduction	450,749
ASSESSED VALUE	1,199,980
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,199,980
TOTAL JUST VALUE	1,650,729
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,452,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120436	REPLACE DECKS & S	2,200	03/14/2012
20051790	METAL ROOF	2,000	05/13/2005
20021831	METER BASE 540	1,000	10/23/2002
20021831	METER BASE 540	1,000	10/23/2002
20021832	METER BASE 538	1,000	10/23/2002
10479	REMODEL	35	05/12/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2248/0866	1/11/2019	WD	U	I	11	100
GRANTOR: DENTON M.A.						
GRANTEE: MAX A DENTON SR FAM						
2031/0386	2/22/2016	WD	U	I	11	100
GRANTOR: DENTON JOSEPH & WILLI						
GRANTEE: DENTON JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

HXY=[YR=2012] W16S8 HXP=[YR=1993] W20 BAL=[YR=2012] N8W16S8
APT=[YR=1993] S36E12 HXP=[YR=1993] E12 SXR=[YR=2012]
S6E4N6W4$ E16 HXB=[YR=1993] E12N36W12S4W14S28 E14S4$ N4W28S4$
N4E14N28W14N4 W12$ E16$ W4S4E28N4W4$ E16N8$ PTR= S50
HXC=[YR=1993] W11 S20 E11 N20$N50$ PTR=S50W40 FCP=[YR=1993]
W11S21E11N21$ E40N50$.

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	0	0	0	1,000.00	SF	6.50	6.50	100	1978	1978	3	28	1,820	

LAND DESCRIPTION

TOTAL OB/XF 1,820

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-3	75.00	80.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000							

REVIEW DATE 06/06/2024 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