

BLK 9 LOT 6 & PT OF LOT
PT OR 2021/540
OCEAN CITY S/D DBK U/384

THORNHILL TIMOTHY D & LEA/
3799 OLD US 41 SOUTH
LAKE PARK, GA 31636

2025

00-00-31-1520-0009-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	09	PINE WOOD 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	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1061.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	170	15	2019	26	5,074
BAL	224	15	2020	34	6,636
BAS	1,729	100	1993	1,729	337,412
BAS	208	100	2020	208	40,591
DCK	50	10	2019	5	975
DCK	137	10	2019	14	2,732
FGR	496	55	2020	273	53,275
FOP	290	30	2019	87	16,978
FST	80	55	2020	44	8,586
FUS	1,722	100	1993	1,722	336,046
TOTALS	5,890			4,926	961,303

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0476	VF 6 SBPL	0	0	0	0	63.00	LF	32.00
2	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00
3	1242	WD DECK A	0	0	4	6	24.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	0	0006	R-3	100.00	80.00	100.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,926	128.6612	203.28	1,001,357	1925	2015	0	0	4.00	96.00
1 SFR CUST - 0% - 0											
Heated Area: 4443											
HX Base Yr											

** This building has 11 Sub-Areas											
584 S FLETCHER AVE, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						05/07/2024					
						DC					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		961,303	
TOTAL MARKET OB/XF VALUE		2,656	
TOTAL LAND VALUE - MARKET		1,800,000	
TOTAL MARKET VALUE		2,763,959	
SOH/AGL Deduction		771,728	
ASSESSED VALUE		1,992,231	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,992,231	
TOTAL JUST VALUE		2,763,959	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,570,087	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190354	ADDITIONTR	114,281	06/20/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2021/0540	12/31/2015	WD	Q	I	05
GRANTOR: OCEANCITY 56 LLC					
GRANTEE: THORNHILL TIMOTHY D					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=1993] W16 DCK=[YR=2019] N12 W12 S11 E7 S1 E5\$ W5 N1 W7 N1 W29 FGR=[YR=2020] W28 S18 FST=[YR=2020] S10 E8 N10 W8 \$ E8 S10 E4 BAS=[YR=2020] E16 N13 W16 S13 \$ N13 E16 N15 \$ S34 E47 N11DCK=[YR=2019] E10 N5 W10 S5\$ N5 E10 N16\$ PTR=E50 BAL=[YR=2020] N8 W28 S8 FUS=[YR=2020] S28 E28 N28 W28 \$ E28 \$ FOP=[YR=2019] E29 S2 BAL=[YR=2019] E17 S10 FUS=[YR=1993] E11 S16 W10 S16 W47 N34 E29 S2 E17\$ W17 N10\$ S8 W29 N10\$ W50\$.					

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	0	0006	R-3	100.00	80.00	100.00