BLOCK 22 LOT 1
OCEAN CITY SOUTH PORTION
PB 2/39

SCHRECK ROXANNE &/ETHRIDGE PAULA ET AL
2320 ROCK SPRINGS RD
BUFORD, GA 30519

2025

00-00-31-1540-0022-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

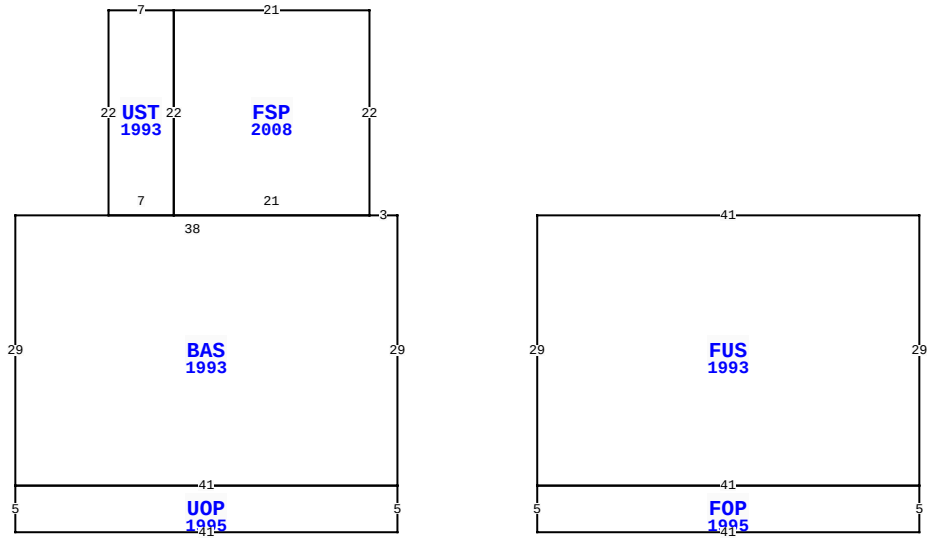
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,189	100	1993	1,189	147,362
FOP	205	30	1995	62	7,684
FSP	462	40	2008	185	22,928
FUS	1,189	100	1993	1,189	147,362
UOP	205	20	1995	41	5,082
UST	154	45	1993	69	8,551
TOTALS	3,404			2,735	338,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,735	121.1520	159.92	437,381	1975	1990	0	0	0	22.50	77.50

1 SNGL FAM – 0% - 0 Heated Area: 2378 HX Base Yr



1069 S FLETCHER AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	338,970
TOTAL MARKET OB/XF VALUE	5,839
TOTAL LAND VALUE - MARKET	439,875
TOTAL MARKET VALUE	784,684
SOH/AGL Deduction	10,352
ASSESSED VALUE	774,332
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	774,332
TOTAL JUST VALUE	784,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	703,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052216	STANDING SEAM ROO	13,000	07/14/2005
20034124	WOOD COLUMS &SUPP	3,000	11/13/2003
9610178	REPAIR/RRF	1,260	12/05/1996
959412	REMODEL	5,930	11/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2392/1302	9/02/2020	PR	U	I	19	100
GRANTOR: SCHRECK ROXANNE P/R O						
GRANTEE: SCHRECK ROZANNE & P						
0645/0703	12/31/1991	WD	Q	I	05	98,000
GRANTOR: TRUST CO BANK OF GA						
GRANTEE: CRANE WM & STREET J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 FSP=[YR=2008] N22 W21 UST=[YR=1993] W7 S22 E7 N22$ S22 E21 $ W38 S29 UOP=[YR=1995] S5 E41 N5 W41$ E41 N29$ PTR=E15 FUS=[YR=1993] E41 S29 FOP=[YR=1995] S5 W41 N5 E41$ W41 N29$ W15$.

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	19	22	418.00	SF	6.50	6.50	100	1975	1975	3	25	679	
2	0825	BRICK	0	0	0	0	480.00	SF	12.50	12.50	100	1991	1991	3	86	5,160	

LAND DESCRIPTION

TOTAL OB/XF 5,839

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	0	0006	R-1	75.00	100.00	75.00	FF		1.00	1.00	0.78	7,500.00	5,865.00	439,875							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 439,875 Market: 0 Agricultural: 0 Common: 439,875 PRINTED 07/30/2025 BY SYS