LOT 3
PT OR 2719/1577
OCEANS EIGHT PB 5/41

BLAKEY J & JACOBSEN FAMILY TRUST/BLAKEY DEBORAH AN
116 ORCHARD DRIVE
CANTON, GA 30115

2025

00-00-31-155E-0003-0000

BUILDING CHARACTERISTICS

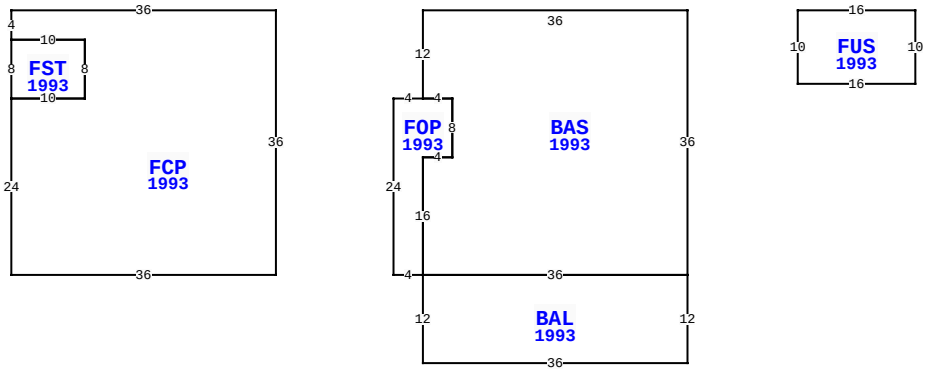
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	06	BD/BATTEN 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	432	15	1993	65	9,736
BAS	1,264	100	1993	1,264	189,339
FCP	1,216	25	1993	304	45,537
FOP	128	30	1993	38	5,692
FST	80	55	1993	44	6,591
FUS	160	100	1993	160	23,967
TOTALS	3,280			1,875	280,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,875	112.7980	178.22	334,162	1993	1995	0	0	0	15.95	84.05

1 SFR CUST – 0% - 0 Heated Area: 1424 HX Base Yr



1423 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	280,863
TOTAL MARKET OB/XF VALUE	7,821
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	738,684
SOH/AGL Deduction	88,042
ASSESSED VALUE	650,642
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	650,642
TOTAL JUST VALUE	738,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	726,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111613	ELEC OTHER	200	09/14/2011
20070402	H/AC	3,000	03/06/2007
20051044	REPAIR/RRF	5,000	01/12/2005
20022172	OTHER	1,000	12/16/2002
20012062	REMODEL	4,000	09/17/2001
969775	SWIM POOL	10,000	04/24/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/1577	1/26/2024	QC	U	I	11	100
GRANTOR: JACOBSEN ALFRED G IV						
GRANTEE: BLAKEY J & JACOBSEN						
1756/1071	9/15/2011	WD	Q	I	02	455,000
GRANTOR: LANGLEY JOSEPH W & SH						
GRANTEE: JACOBSEN ALFRED G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S12 FOP=[YR=1993] W4 S24 E4N16E4N8W4$ E4 S8 W4 S16 BAL=[YR=1993] S12 E36 N12 W36$ E36 N36$ PTR=E15 FUS=[YR=1993] E16 S10 W16N10$ W15$ PTR= W56 FCP=[YR=1993] W36 S4 FST=[YR=1993] S8E10N8W10$ E10 S8W10 S24 E36N36$ E56$.

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	1,811.00	SF	6.50	6.50	100	1993	1993	3	64	7,534	
2	0820	WOOD WALK	0	0	0	0	61.00	SF	11.75	11.75	100	1993	1993	3	40	287	

LAND DESCRIPTION

TOTAL OB/XF 7,821

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	50.00	205.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	450,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS