BLK 5 LOTS 1,2 & 5
OLD TOWN S/D UNR

HUGHES ANTHONY MITCHELL & KELLY THOMPSON
720 BUTTERCUP TRACE
JOHNS CREEK, GA 30022

2025

00-00-31-1580-0005-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	04	PLYWOOD 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

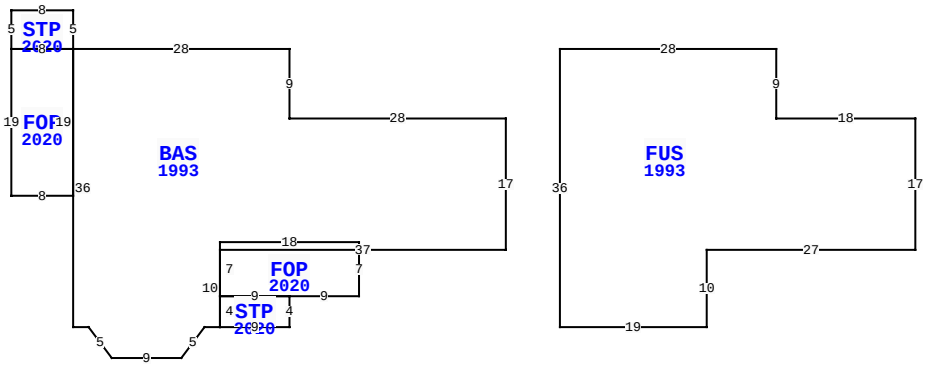
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,442	100	1993	1,442	107,458
FOP	126	30	2020	38	2,832
FOP	152	30	2020	46	3,428
FUS	1,224	100	1993	1,224	91,213
STP	36	10	2020	4	298
STP	40	10	2020	4	298
TOTALS	3,020			2,758	205,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HS	NORM	% COND
0900	01	2,758	94.0896	124.20	342,544	1910	1910	0	0	-10	50.00	60.00

1 SNGL FAM – 100% - 2021 Heated Area: 2666 HX Base Yr



818 SAN FERNANDO ST, FERNANDINA BEACH

BLD DATE	02/04/2014	KK	LGL DATE		
XF DATE			LAND DATE	05/07/2025	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		205,526
TOTAL MARKET OB/XF VALUE		1,115
TOTAL LAND VALUE - MARKET		525,648
TOTAL MARKET VALUE		732,289
SOH/AGL Deduction		120,155
ASSESSED VALUE		612,134
TOTAL EXEMPTION VALUE	13	612,134
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		732,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		671,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200013	ADDFOP	0	01/28/2020
20160620	REPAIR/RRF	0	06/01/2019
6346	REPAIR/RRF	100	01/30/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2788/87	5/15/2025	WD	Q	I	01	815,000
GRANTOR: ALLEN ROBERT JAMES						
GRANTEE: HUGHES ANTHONY MITC						
2405/1713	11/02/2020	WD	Q	I	01	600,000
GRANTOR: 418 SOUTH 6TH ST LLC						
GRANTEE: ALLEN ROBERT JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 STP=[YR=2020] N5 W8 S5 FOP=[YR=2020] S19 E8 N19 W8$ E8$S36 E2 R3 D4 E9 U4 R3 E2 STP=[YR=2020] E9 N4 FOP=[YR=2020] E9 N7 W18 S7 E9$ W9 S4$ N10 E37N17 W28N9$ PTR=E35 FUS=[YR=1993] S36E19N10E27N17W18N9 W28$ W35$.

EXTRA FEATURES

L N	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	1242	WD DECK A	0	100	17	8	136.00	SF	10.00	10.00	100	2019	2019	3	82	1,115	

LAND DESCRIPTION

TOTAL OB/XF 1,115

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100	0010	OT-1	93.00	93.00	93.20	FF		1.00	1.00	1.20	4,700.00	5,640.00	525,648							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 525,648 Market: 0 Agricultural: 0 Common: 525,648 PRINTED 07/30/2025 BY SYS