

BLOCK 6 LOTS 6 7 & E35 FT OF
LOTS 26 & 27 IN OR 2417/208
SEAVIEW SUB PB 1/7

CAMPBELL CAROLE EAST REV TRUST/CAMPBELL CAROLE EAS
420 FERRY LANDING NW
ATLANTA, GA 30328

2025

00-00-31-1680-0006-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1053.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAL	346	15
BAS	1,263	100
FGR	288	55
FOP	132	30
FOP	132	30
FOP	264	30
FUS	1,551	100
PTO	15	5
PTO	16	5
UOP	244	20
TOTALS	4,374	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	3,289	109.1580	144.09	473,912	1956	1993	0	0	0 15.13	84.87
1 DUPLEX - 0% - 0											
Heated Area: 2814											
HX Base Yr											
** This building has 11 Sub-Areas											
3780 S FLETCHER AVE, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/07/2025 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			402,209
TOTAL MARKET OB/XF VALUE			13,476
TOTAL LAND VALUE - MARKET			1,121,000
TOTAL MARKET VALUE			1,536,685
SOH/AGL Deduction			74,775
ASSESSED VALUE			1,461,910
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,461,910
TOTAL JUST VALUE			1,536,685
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,370,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222374	ADDITION	55,000	10/14/2022
20170799	2ND DECK	11,000	03/20/2017
20150806	DUNEWALK	3,500	04/15/2015
20111329	REMODEL	5,000	08/09/2011
20090413	REPAIR/RRF	12,000	04/02/2009
B0040073	REMODEL	125,000	01/18/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2417/0208	12/11/2020	SW	U	I	11
GRANTOR: CAMPBELL CAROLE E					
GRANTEE: CAMPBELL CAROLE EAS					
1133/1825	5/01/2003	WD	Q	I	
GRANTOR: OATES WALTER M					
GRANTEE: CAMPBELL CAROLE E					
765,000					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0812	CONCRETE C	0	0	0	0	1,505.00	SF	4.00	4.00	100
2	1126	CB/STC 8"	0	0	0	0	1,156.00	SF	8.00	8.00	100
3	0416	DUNEWALKS	0	0	330	4	1,320.00	SF	9.00	9.00	100
TOTAL OB/XF 13,476											

BUILDING NOTES											
PTO=[YR=2004] W4 S1 UST=[YR=1993] W5 UOP=[YR=2004] W14 N4											
PTO=[YR=2004] N3 W5 S3 E5 \$ W5 S4 W9 S8 BAS=[YR=1993] W3											
S23 FGR=[YR=1993] S24 FOP=[YR=2004] S4 E33 N4 W33 \$ E12 N24											
W12 \$ E12 S24 E21 N47 W30 \$ E28 N8 \$ S8 E2 S9 E7 N14 W4 N3 \$											
S3 E4 N4 \$ PTR= E15 BAL=[YR=2004] E32 N15 W3 N3 E6 S20 E5											
S21 W7 FUS=[YR=1993] S36 FOP=[YR=2004] S4 W33 N4 E33 \$ W33											
N47 E33 S11 \$ N11 FOP=[YR=2004] W33 N8 E33 S8 \$ N8 W33 N4 \$											
W15 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000120	C	RES OCEAN	0		R-1	50.00	400.00	50.00	FF	3
TOTAL OB/XF 13,476											
13,476											
19,000.00											
22,420.00											
1,121,000											
OTHER ADJUSTMENTS AND NOTES											
YEAR DENSITY DECL FRZ YR CONSRV											