

BLOCK 6 LOTS 8 9 10 E 35 FT OF
23 24 25 & 75 FT STRIP E OF
LOTS

HURTSELLERS CHRISTINE & JAMES
1006 CANTON VIEW WAY
MARIETTA, GA 30068

2025

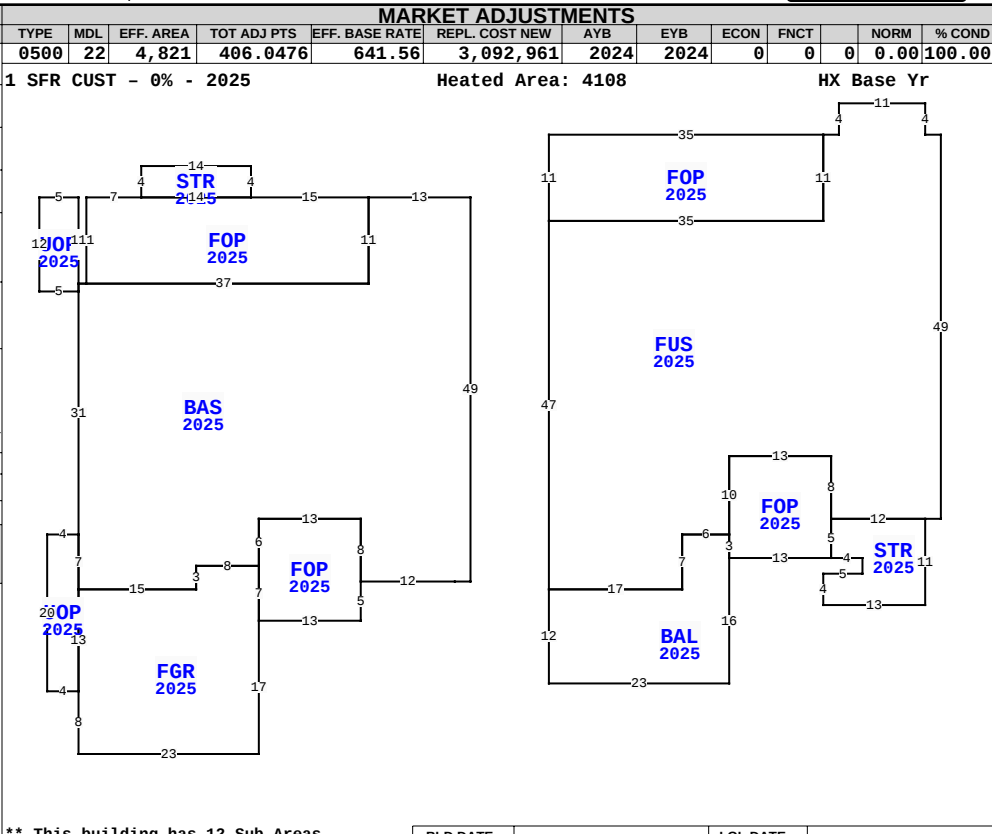
00-00-31-1680-0006-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality			06	Quality Level 06
DOR CODE			0100	SINGLE FAMILY
MAP NUM				MKT AREA
NEIGHBORHOOD/LOC			1053.00	01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	318	15	2025	48	30,795
BAS	1,938	100	2025	1,938	243,343
FGR	507	55	2025	279	178,995
FOP	169	30	2025	51	32,720
FOP	169	30	2025	51	32,720
FOP	385	30	2025	116	74,421
FOP	402	30	2025	121	77,629
FUS	2,170	100	2025	2,170	392,185
STR	56	10	2025	6	3,849
STR	128	10	2025	13	8,340
TOTALS	6,382			4,823	1,092,961



** This building has 12 Sub-Areas

3790 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/07/2025 MLU

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0501	FP-AVERAGE	0	0	0	0	1.00	UT	5,000.00
2	0855	CONC PAVER	0	0	0	0	1,557.00	SF	10.00
3	1126	CB/STC 8"	0	0	0	0	740.00	SF	8.00
4	0855	CONC PAVER	0	0	0	0	28.00	SF	10.00
5	0855	CONC PAVER	0	0	0	0	56.00	SF	10.00
6	0462	ST/AL FNC	0	0	0	0	870.00	SF	10.00
7	0416	DUNEWALKS	0	0	0	0	1,492.00	SF	30.00
8	0861	POOL GUNIT	0	0	0	0	450.00	SF	85.00
9	0857	SANDSTONE/	0	0	0	0	958.00	SF	16.00
10	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
5,000.00	100	2025	2024		100	5,000	
10.00	100	2025	2024		100	15,570	
8.00	100	2025	2024		100	5,920	
10.00	100	2025	2024		100	280	
10.00	100	2025	2024		100	560	
10.00	100	2025	2024		100	8,700	
30.00	100	2025	2024		100	44,760	
85.00	100	2025	2024		100	38,250	
16.00	100	2025	2024		100	15,328	
10,200.00	100	2025	2024		100	10,200	

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		R-1	75.00	400.00	75.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
FF	3	1.18	1.00	1.18	19,000.00	22,420.00	1,681,500		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				3,092,961	
TOTAL MARKET OB/XF VALUE				144,568	
TOTAL LAND VALUE - MARKET				1,681,500	
TOTAL MARKET VALUE				4,919,029	
SOH/AGL Deduction				182,310	
ASSESSED VALUE				4,736,719	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				4,736,719	
TOTAL JUST VALUE				4,919,029	
NCON VALUE				3,237,529	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,460,250	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211006	NEW CONSTR	0	03/25/2021
20210045	DEMOLITION	0	01/19/2021
20141583	ADDITION	75,000	07/21/2014
20141585	SWIM POOL	41,047	07/21/2014
20122010	H/AC	5,000	09/27/2012
20060978	REPAIR/RRF	5,316	05/08/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1798/1076	6/15/2012	WD	Q	I	02	975,000
GRANTOR: HIGHTMAN PHILIP C TRU						
GRANTEE: HURTSELLERS CHRISTI						
1375/1539	12/21/2005	WD	Q	I	01	100
GRANTOR: HIGHTMAN PHILIP C						
GRANTEE: HIGHTMAN PHILIP C T						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2025;ORIG=-40,0] W13 S11 W37 S1 S31 S7 E15 N3 E8 N6 E13 S8 E12 E2 N49 \$									
FUS=[YR=2025;ORIG=-30,50] N47 E35 N11 E2 N4 E11 S4 E2 S49 W2 W12 N8 W13 S10 W6 S7 W17 \$									
FOP=[YR=2025;ORIG=-30,-8] E35 S11 W35 N11 \$									
FOP=[YR=2025;ORIG=-7,43] N10 E13 S8 S5 W13 N3 \$									
STR=[YR=2025;ORIG=6,41] E12 S11 W13 N4 E5 N2 W4 N5 \$									
BAL=[YR=2025;ORIG=-7,46] N3 W6 S7 W17 S12 E23 N16 \$									
FOP=[YR=2025;ORIG=-90,11] E37 N11 W15 D0L14 U0L7 S11 \$									
STR=[YR=2025;ORIG=-82,-4] E14 S4 W14 N4 \$									
UOP=[YR=2025;ORIG=-90,0] W5 S12 E5 N1 N11 \$									
FOP=[YR=2025;ORIG=-67,41] E13 S8 S5 W13 N7 N6 \$									