

BLOCK 20 LOTS 9 10 11 & 12  
 IN OR 1965/244  
 SEAVIEW SUB PB 1/7

FOLKERTS JOHN H & WELSH CATHERINE A  
 1232 BACK SWINDLE RD  
 RAY CITY, GA 31645

**2025**

00-00-31-1680-0020-0090

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,735	131.3300	131.33	227,858	1977	1995	0	0	14.38	85.62

1 SINGLE FAM - 0% - 0 Heated Area: 1452 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			195,092
TOTAL MARKET OB/XF VALUE			9,209
TOTAL LAND VALUE - MARKET			480,000
TOTAL MARKET VALUE			684,301
SOH/AGL Deduction			176,056
ASSESSED VALUE			508,245
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			508,245
TOTAL JUST VALUE			684,301
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			555,815

MAP NUM	MKT AREA	01			
NEIGHBORHOOD/LOC	1044.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100	1993	528	59,371
FUS	924	100	1993	924	103,899
PTO	468	5	2012	23	2,587
STR	30	10	1994	3	337
UGR	336	45	1993	151	16,979
UOP	32	20	1993	6	675
USP	334	30	1993	100	11,244
TOTALS	2,652			1,735	195,092

3453 1ST AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121928	9'DRVWY	0	09/19/2012
20121800	ROOF	6,615	08/31/2012
20120900	SIDING, FACIA, WI	11,750	05/17/2012
B020009	REPAIR/RRF	2,100	01/09/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1965/0244	2/27/2015	WD Q	Q	I	02	320,000
GRANTOR: KROMHOUT FREDERICK C						
GRANTEE: FOLKERTS JOHN H & C						
1768/1779	12/12/2011	WD Q	Q	I	02	209,000
GRANTOR: GROFF WARREN S & MARG						
GRANTEE: KROMHOUT FREDERICK						

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	0810	CONCRETE A	0	0	0	0	144.00	SF	6.50	6.50	100	2012	2012	3	92	861	
2	0810	CONCRETE A	0	0	0	0	1,222.00	SF	6.50	6.50	100	2012	2012	3	92	7,308	
3	1242	WD DECK A	0	0	8	12	96.00	SF	10.00	10.00	100	2012	2012	3	50	480	
4	1242	WD DECK A	0	0	0	0	112.00	SF	10.00	10.00	100	2012	2012	3	50	560	

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2012] W36 S13 UGR=[YR=1993] S24 E14 UOP=[YR=1993] S4 E3 STR=[YR=1994] S6 E5 N6 W5\$ E5 N4 BAS=[YR=1993] E14 N24 W22 S24 E8\$ W8\$ N24 W14\$ E36 N13\$ PTR= E15 USP=[YR=1993] E23 S2 E13 S8 FUS=[YR=1993] S26 W15 N2 W6 S2 W15 N26 E36 \$ W36 N10\$ W15 \$ .	

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		R-2	100.00	100.00	100.00	FF		1.00	1.00	0.80	6,000.00	4,800.00	480,000									