BLOCK 1 LOT 9
SOUTH BEACH SUB PB 3/11

LUMPKIN ELIZABETH BELL/BELL JOINT TRUST
5811 KENTUCKY DOWNS DR
MACON, GA 31210

2025

00-00-31-1720-0001-0090

BUILDING CHARACTERISTICS

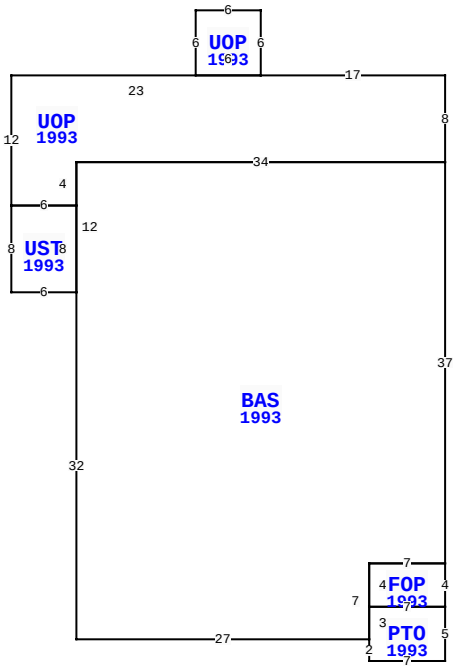
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,447	100	1993	1,447	124,182
FOP	28	30	1993	8	687
PTO	35	5	1993	2	172
UOP	36	20	1993	7	601
UOP	344	20	1993	69	5,922
UST	48	45	1993	22	1,888
TOTALS	1,938			1,555	133,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,555	108.6300	171.64	266,900	1940	1940	0	0	0	50.00	50.00

1 SFR CUST – 0% - 0 Heated Area: 1447 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

2994 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	133,450
TOTAL MARKET OB/XF VALUE	531
TOTAL LAND VALUE - MARKET	1,187,500
TOTAL MARKET VALUE	1,321,481
SOH/AGL Deduction	47,167
ASSESSED VALUE	1,274,314
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,274,314
TOTAL JUST VALUE	1,321,481
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,158,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B034312	DEMOLITION	4,000	12/15/2003
011164	REPAIR/RRF	4,000	05/22/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2755/1538	12/12/2024	WD	U	I	11	100
GRANTOR: BELL EUGENE D						
GRANTEE: BELL JOINT TRUST						
1815/0564	9/24/2012	TD	U	I	30	100
GRANTOR: BELL EUGENE D TRUSTEE						
GRANTEE: LUMPKIN ELIZABETH B						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W17 UOP=[YR=1993] N6 W6 S6 E6$ W23 S12 UST=[YR=1993] S8 E6 BAS=[YR=1993] S32 E27 PTO=[YR=1993] S2 E7 N5 FOP=[YR=1993] N4 W7 S4 E7$ W7 S3$ N7 E7 N37 W34 S12$ N8 W6$ E6 N4 E34 N8$.

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	0415	BEACHWALK	0	0	231	4	924.00	SF	2.88	2.88	100	1990	1990	3	20	531	

LAND DESCRIPTION

TOTAL OB/XF 531

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	000120	C	RES OCEAN	0		R-3	50.00	300.00	50.00	FF		1.00	1.00	1.25	19,000.00	23,750.00	1,187,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,187,500 Market: 0 Agricultural: 0 Common: 1,187,500 PRINTED 07/30/2025 BY SYS