

BLOCK 5 SOUTH 30.5' OF LOT 3
IN OR 1923/1735
SOUTH BEACH SUB PB 3/11

FERRIER CRYSTAL R
7 DUNBAR CREEK PT
ST SIMONS ISLAND, GA 31522

2025

00-00-31-1720-0005-0031



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	10	ABOVE AVG 50								0320	01	2,051	133.9954	134.00	274,834	2000	2000	0	0	0	11.75	88.25	VALUATION BY																								
Exterior Wall	23	REINF CONC 50								1 TOWNHOUSE - 0% - 0										Heated Area: 1853										HX Base Yr										STANDARD							
Roof Structure	03	GABLE/HIP 100																		Tax Group: 2								Tax Dist:																			
Roof Cover	12	MODULAR MT 100																		BUILDING MARKET VALUE								242,541																			
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE								8,726																			
Interior Floor	11	CLAY TILE 60																		TOTAL LAND VALUE - MARKET								247,500																			
Interior Floor	14	CARPET 40																		TOTAL MARKET VALUE								498,767																			
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction								8,978																			
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE								489,789																			
Bedrooms	3	100																		TOTAL EXEMPTION VALUE								0																			
Bathrooms	3.5	100																		BASE TAXABLE VALUE								489,789																			
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE								498,767																			
Stories	2.	2. 100								NCON VALUE								0																													
Units	0	100								INCOME VALUE																																					
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE								445,263																													
Quality																						05	Quality Level 05																								
DOR CODE																						0100	SINGLE FAMILY																								
MAP NUM																						MKT AREA								01																	
NEIGHBORHOOD/LOC																						1059.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	806	100	2000	806	95,314																																										
FGR	273	55	2000	150	17,738																																										
FOP	21	30	2000	6	710																																										
FOP	49	30	2000	15	1,774																																										
FUS	1,047	100	2000	1,047	123,813																																										
UOP	62	20	2000	12	1,419																																										
UOP	73	20	2000	15	1,774																																										
TOTALS																						2,331			2,051	242,541																					
EXTRA FEATURES																						3047 S FLETCHER AVE, FERNANDINA BEACH																									
BLD DATE																						11/04/2008										DJ															
XF DATE																																															
INC DATE																																															
LGL DATE																																05/07/2025															
LAND DATE																																MLU															
AG DATE																																															
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	0811	CONCRETE B	0	0	0	0	801.00	SF	5.20	5.20	100	2000	2000	3	77	3,207																															
2	0446	BOX FNC 6'	0	0	0	0	91.00	LF	20.00	20.00	100	2000	2000	3	20	364																															
3	0810	CONCRETE A	0	0	0	0	491.00	SF	6.50	6.50	100	2000	2000	3	77	2,457																															
4	1126	CB/STC 8"	0	0	0	0	438.00	SF	8.00	8.00	100	2000	2000	3	77	2,698																															
LAND DESCRIPTION																						TOTAL OB/XF										8,726															
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-3	30.00	100.00	30.00	FF	1	1.00	1.00	1.10	7,500.00	8,250.00	247,500																														
REVIEW DATE 03/25/2020 BY DJA Total Acres: 0.00 Total Land Value: 247,500 Market: 0 Agricultural: 0 Common: 247,500 PRINTED 07/30/2025 BY SYS																																															