BLOCK 6 LOT 1 & N 5.5FT OF LOT
2 (S-1) IN OR 1190/704
SOUTH BEACH SUB PB 3/11

BECK MICHAEL A
211 ANDREW DR SUITE A
STOCKBRIDGE, GA 30281

2025

00-00-31-1720-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

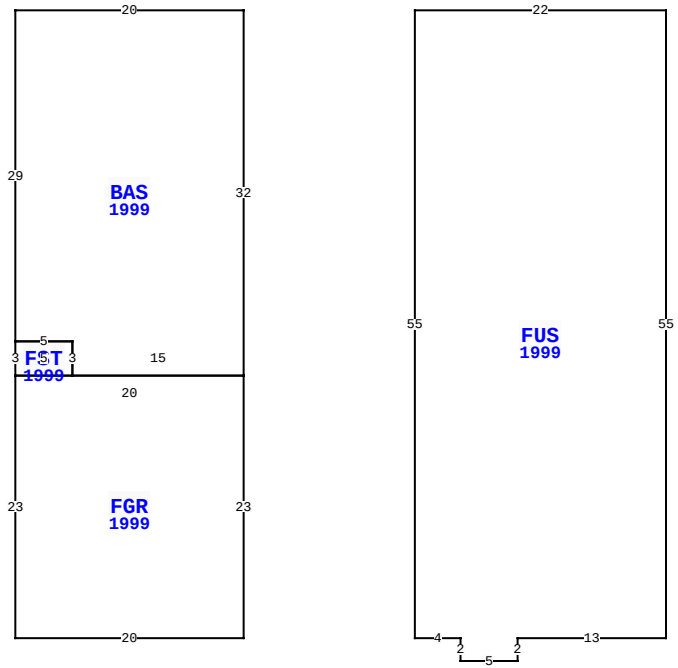
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
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	625	100	1999	625	67,338
FGR	460	55	1999	253	27,258
FST	15	55	1999	8	862
FUS	1,220	100	1999	1,220	131,442
TOTALS	2,320			2,106	226,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,106	122.7842	122.78	258,575	1999	1999	0	0	0	12.25	87.75

1 TOWNHOUSE - 0% - 0 Heated Area: 1845 HX Base Yr



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

2901 S FLETCHER AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	226,900
TOTAL MARKET OB/XF VALUE	3,959
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	530,859
SOH/AGL Deduction	15,132
ASSESSED VALUE	515,727
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	515,727
TOTAL JUST VALUE	530,859
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	468,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081820	REPAIR/RRF	5,000	12/16/2008
B041539	REMODEL	6,000	08/25/2004
B984547	NEW CONSTR	196,000	11/19/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1190/0704	11/21/2003	WD	Q	I		267,500
GRANTOR: THOMSON CHARLES W & S						
GRANTEE: BECK MICHAEL A						
0884/0401	5/21/1999	WD	Q	I		500,000
GRANTOR: CENTRE STREET COMPANY						
GRANTEE: THOMSON CHARLES W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W20 S29 FST=[YR=1999] S3 FGR=[YR=1999] S23 E20 N23 W20 $ E5 N3 W5 $ E5 S3 E15 N32 $ PTR= E15 FUS=[YR=1999] E22 S55 W13 S2 W5 N2 W4 N55 $ W15 $.

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	0811	CONCRETE B	0	0	0	0	811.00	SF	5.20	5.20	100	1999	1999	3	75	3,163	
2	0810	CONCRETE A	0	0	38	3	114.00	SF	6.50	6.50	100	1999	1999	3	75	556	
3	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	1999	1999	3	75	78	
4	0810	CONCRETE A	0	0	0	0	30.00	SF	6.50	6.50	100	2004	2004	3	83	162	

LAND DESCRIPTION

TOTAL OB/XF 3,959

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	000100	C	RES	0		R-3	40.00	100.00	40.00	FF	1	1.00	1.00	1.00	7,500.00	7,500.00	300,000							

REVIEW DATE 03/26/2020 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS