LOT 344-A
IN OR 561 PG 302
WINDWARD DUPLEXES OR 551/150

MARITAL TRUST/BENNETT BETSY P TRUSTEE ET AL
13 PAR DRIVE
JESUP, GA 31546

2025

00-00-31-179D-344A-0000

BUILDING CHARACTERISTICS

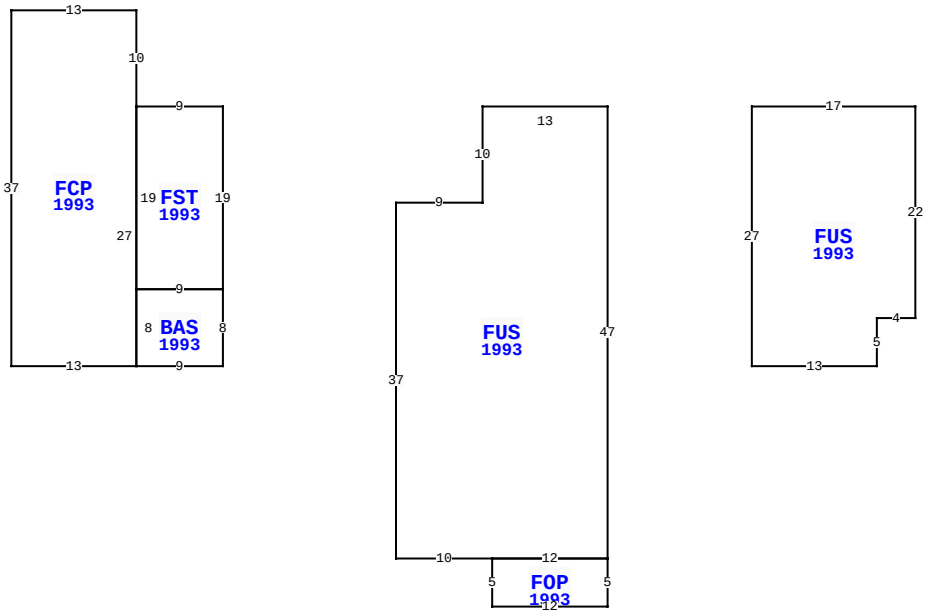
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	2.5	2.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1092.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100	1993	72	7,976
FCP	481	25	1993	120	13,292
FOP	60	30	1993	18	1,993
FST	171	55	1993	94	10,412
FUS	439	100	1993	439	48,627
FUS	944	100	1993	944	104,565
TOTALS	2,167			1,687	186,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,687	128.8000	128.80	217,286	1988	1995	0	0	0	14.00	86.00

1 TOWNHOUSE – 0% - 0 Heated Area: 1455 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/11/2025 DC
INC DATE		AG DATE	

344 S FLETCHER AVE A, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	186,866
TOTAL MARKET OB/XF VALUE	5,832
TOTAL LAND VALUE - MARKET	661,608
TOTAL MARKET VALUE	854,306
SOH/AGL Deduction	186,413
ASSESSED VALUE	667,893
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	667,893
TOTAL JUST VALUE	854,306
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	689,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110568	REPAIR/RRF	2,000	04/15/2011
10398	REPAIR/RRF	800	03/26/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2248/1440	12/17/2018	WD	U	I	11	100
GRANTOR: BENNETT STETSON FLEMI						
GRANTEE: MARITAL TRUST OF ST						
2248/1438	12/17/2018	QC	U	I	11	100
GRANTOR: BENNETT BETSY EXECUTO						
GRANTEE: STETSON FLEMING BEN						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=1993] W13 S10 W9 S37 E10 FOP=[YR=1993] S5 E12 N5 W12 $ E12 N47 $ PTR= E15 FUS=[YR=1993] E17 S22 W4 S5 W13 N27 $ W15 $ PTR= W40 FST=[YR=1993] W9 FCP=[YR=1993] N10 W13 S37 E13 BAS=[YR=1993] E9 N8 W9 S8 $ N27 $ S19 E9 N19 $ E40 $.

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	0416	DUNEWALKS	0	0	1	292	292.00	SF	15.00	15.00	100	1988	1988	3	20	876	
2	0810	CONCRETE A	0	0	0	0	970.00	SF	6.50	6.50	100	1988	1988	3	52	3,279	
3	0810	CONCRETE A	0	0	5	9	45.00	SF	6.50	6.50	100	1988	1988	3	52	152	
4	1242	WD DECK A	0	0	5	11	55.00	SF	10.00	10.00	100	1988	1988	3	20	110	
5	1242	WD DECK A	0	0	2	28	56.00	SF	10.00	10.00	100	1988	1988	3	20	112	
6	1241	WD DECK G	0	0	1	292	292.00	UT	11.50	11.50	100	1988	1988	3	20	672	
7	1242	WD DECK A	0	0	11	14	154.00	SF	10.00	10.00	100	1988	1988	3	20	308	
8	1241	WD DECK G	0	0	8	13	104.00	UT	15.53	15.53	100	1988	1988	3	20	323	

LAND DESCRIPTION

TOTAL OB/XF 5,832

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	0006	R-3	30.00	200.00	30.63	FF		1.00	1.00	1.20	18,000.00	21,600.00	661,608							

REVIEW DATE 04/22/2024 BY KBA Total Acres: 0.00 Total Land Value: 661,608 Market: 0 Agricultural: 0 Common: 661,608 PRINTED 07/30/2025 BY SYS