

LOT 344-B
F/N/A PT LOTS 3-5 & S 12.5 FT
OF ADJ R/W STRATHMORE PLACE

ARMSTRONG ANTHONY H JR & CARLA B
200 LITTLE CREEK ROAD
JESUP, GA 31546

2025

00-00-31-179D-344B-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	8,439
FCP	481	25	1993	120	14,065
FOP	60	30	1993	18	2,109
FST	171	55	1993	94	11,017
FUS	439	100	1993	439	51,454
FUS	944	100	1993	944	110,644

TOTALS	2,167			1,687	197,730
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0416	DUNEWALKS	0	0	1	292	292.00	SF	15.00	15.00	876
2	0810	CONCRETE A	0	0	0	0	970.00	SF	6.50	6.50	3,279
3	0810	CONCRETE A	0	0	5	9	45.00	SF	6.50	6.50	152
4	1242	WD DECK A	0	0	5	11	55.00	SF	10.00	10.00	110
5	1242	WD DECK A	0	0	2	28	56.00	SF	10.00	10.00	112
6	1241	WD DECK G	0	0	1	292	292.00	UT	11.50	11.50	672
7	1242	WD DECK A	0	0	11	14	154.00	SF	10.00	10.00	308
8	1241	WD DECK G	0	0	8	13	104.00	UT	15.53	15.53	323

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000120	C	RES OCEAN	0	0006	R-3	30.00	200.00	30.63	FF	

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	2005	0	0	9.00	91.00
1 TOWNHOUSE - 0% - 0											
Heated Area: 1455											
HX Base Yr											

344 S FLETCHER AVE	B, FERNANDINA BEACH	03/11/2025	DC
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TOTAL OB/XF											
5,832											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1
VALUATION BY											STANDARD
Tax Group: 2											Tax Dist:
BUILDING MARKET VALUE											197,730
TOTAL MARKET OB/XF VALUE											5,832
TOTAL LAND VALUE - MARKET											661,608
TOTAL MARKET VALUE											865,170
SOH/AGL Deduction											94,877
ASSESSED VALUE											770,293
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											770,293
TOTAL JUST VALUE											865,170
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											700,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222669	RMDL KIT, BATH, FLO	75,000	01/26/2023
20110569	REPAIR/RRF	2,000	04/15/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2451/0311	4/09/2021	QC	U	I	11	538,700
GRANTOR:WINDWARD PROPERTIES L						
GRANTEE:ARMSTRONG ANTHONY H						
2323/0478	12/02/2019	WD	Q	I	02	616,600
GRANTOR:LAWS JOHN S JR & KARE						
GRANTEE:WINDWARD PROPERTIES						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FUS=[YR=1993] W9 N10 W13 S47 FOP=[YR=1993] S5 E12 N5 W12 \$ E22 N37 \$ PTR= E15 FUS=[YR=1993] E17 S27 W13 N5 W4 N22 \$ W15 \$ PTR= W40 FCP=[YR=1993] W13 S10 FST=[YR=1993] W9 S19 BAS=[YR=1993] S8 E9 N8 W9 \$ E9 N19 \$ S27 E13 N37 \$ E40 \$.											