N 200 FT OF S 400 FT OF N
2/3 LESS TO GORDON
IN OR 1102/895

KELLOGG FOREST EDWIN III &/GRIFFIN MARY PATRICIA K
315 BULLOCK RD
ARNOLDSVILLE, GA 30619

2025

10-2N-28-0000-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

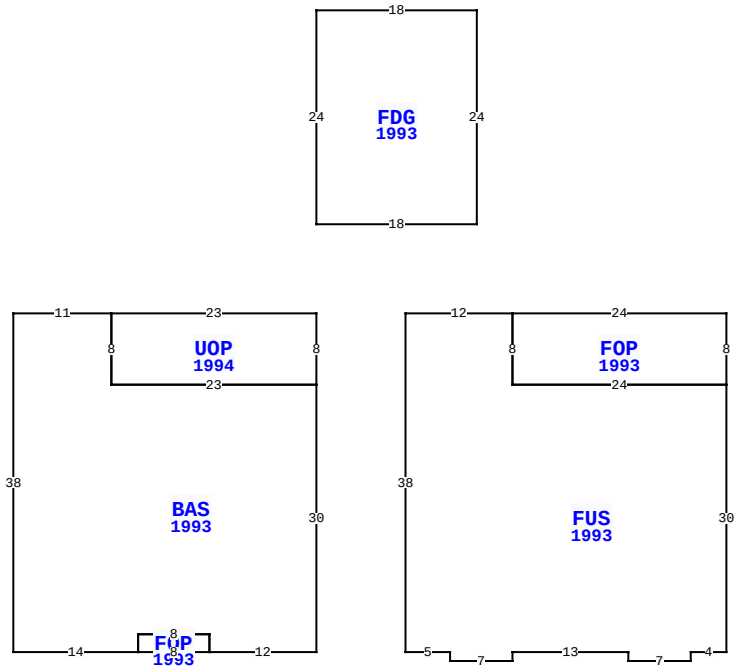
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1993	1,092	144,920
FDG	432	60	1993	259	34,372
FOP	16	30	1993	5	663
FOP	192	30	1993	58	7,697
FUS	1,190	100	1993	1,190	157,925
UOP	184	20	1994	37	4,911
TOTALS	3,106			2,641	350,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,641	107.5200	169.88	448,653	1945	1975	0	0	0	21.88	78.12

1 SFR CUST – 0% - 0 Heated Area: 2282 HX Base Yr



4144 S FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	350,488
TOTAL MARKET OB/XF VALUE	3,856
TOTAL LAND VALUE - MARKET	1,140,000
TOTAL MARKET VALUE	1,494,344
SOH/AGL Deduction	32,976
ASSESSED VALUE	1,461,368
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,461,368
TOTAL JUST VALUE	1,494,344
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,328,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B021711	REPAIR/RRF	10,000	10/03/2002
B020986	ADDITION	9,000	06/11/2002
20010622	REPAIR/RRF	2,000	04/10/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1102/0895	12/20/2002	WD	U	I	07	321,000
GRANTOR: KELLOGG ANNA JEANE TA						
GRANTEE: KELLOGG FOREST E K						
0353/0018	2/01/1982	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1994] W23 BAS=[YR=1993] W11 S38 E14 FOP=[YR=1993] E8 N2 W8 S2$ N2 E8 S2 E12 N30 W23 N8$ S8 E23 N8$ PTR= E10 FUS=[YR=1993] E12 FOP=[YR=1993] E24 S8 W24 N8$ S8 E24 S30 W4 S1 W7 N1 W13 S1 W7 N1 W5 N38$ W10 PTR= N10 FDG=[YR=1993] N24 E18 S24 W18$ S10$.

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	0	0	363.00	SF	1.15	1.15	100	1980	1980	3	20	83	
2	0812	CONCRETE C	0	0	0	0	2,482.00	SF	4.00	4.00	100	1983	1983	3	38	3,773	

LAND DESCRIPTION

TOTAL OB/XF 3,856

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-1	60.00	400.00	60.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,140,000							

REVIEW DATE 12/19/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,140,000 Market: 0 Agricultural: 0 Common: 1,140,000 PRINTED 07/30/2025 BY SYS