

SEAGRAVES ROBERT B & KATHLEEN G
100 TELFAIR PL
ATHENS, GA 30606

00-00-31-1020-0041-0020

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	16	WD FR STUC 70								0320	01	2,526	115.9200	121.72	307,465	2003	2003	0	0	0	11.00	89.00													
Exterior Wall	23	REINF CONC 30								1 TOWNHOUSE 0% - 0										Heated Area: 2196 HX Base Yr															
Roof Structur	03	GABLE/HIP 100								18 24 24 18 46 18 8 19 8 19 19 72 72 19 8 19 8 19 8 19																									
Roof Cover	03	COMP SHNGL 100																																	
Interior Wall	05	DRYWALL 100																																	
Interior Floo	14	CARPET 70																																	
Interior Floo	15	HARDTILE 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		04	Quality Level 04																																
DOR CODE		0100	SINGLE FAMILY																																
MAP NUM			MKT AREA						01																										
NEIGHBORHOOD/LOC		1057.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	828	100	2003	828	89,698																														
FGR	432	55	2003	238	25,782																														
FOP	152	30	2003	46	4,983																														
FOP	152	30	2003	46	4,983																														
FUS	1,368	100	2003	1,368	148,197																														
TOTALS		2,932			2,526	273,644																													
EXTRA FEATURES										207 S FLETCHER AVE, FERNANDINA BEACH										BLD DATE XF DATE INC 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	LGL DATE LAND DATE AG DATE																		
1	1241	WD DECK G	0	0	10	4	40.00	UT	11.50	11.50	100	2003	2003	3	29	133		04/27/2026 MLU																	
																		SALES DATA																	
																		OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE									
																		1618/1391		4/24/2009		WD	U	I	19			100							
																		GRANTOR: SEAGRAVES KATHLEEN G																	
																		GRANTEE: SEAGRAVES KATHLEEN																	
																		1618/1387		4/24/2009		WD	U	I	19			100							
																		GRANTOR: SEAGRAVES ROBERT B TR																	
																		GRANTEE: SEAGRAVES ROBERT B																	
																		BUILDING NOTES																	
																		BUILDING DIMENSIONS																	
FGR=[YR=2003] W18 S24 BAS=[YR=2003] S46 FOP=[YR=2003] S8 E19 N8 W19 \$ E18 N46 W18 \$ E18 N24 \$ PTR= E15 FUS=[YR=2003] E19 S72 FOP=[YR=2003] S8 W19 N8 E19 \$ W19 N72 \$ W15 \$.																																			
LAND DESCRIPTION										TOTAL OB/XF										133															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	00006	R-3	31.00	218.00	31.00	FF		1.00	1.00	1.25	8,500.00	10,625.00	329,375																		
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 329,375 Market: 0 Agricultural: 0 Common: 329,375 PRINTED 07/09/2026 BY SYS																																			