

BLK 27 LOT 9
ASKINS OCEAN CITY BEACH R/P OF
BLK 27 PBK 0/57

WT HOWELL REAL ESTATE HOLDINGS LLC
PO BOX 127
EASTMAN, GA 31023

2026

00-00-31-1041-0027-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	20	15	1993	3	505
BAL	240	15	2009	36	6,058
BAS	160	100	1993	160	26,925
BAS	1,050	100	1993	1,050	176,697
FCP	470	25	1993	118	19,857
FST	60	55	1993	33	5,554
FUS	351	100	1993	351	59,067
TOTALS	2,351			1,751	294,663

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
2	0416	DUNEWALKS
3	1242	WD DECK A

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000120	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,751	115.2000	191.23	334,844	1993	2000	0	0	12.00	88.00
1 SFR CUST 0% - 0											
Heated Area: 1561 HX Base Yr											
958 S FLETCHER AVE, FERNANDINA BEACH											
BLD DATE: 04/27/2026 MLU											

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
2	0416	DUNEWALKS	0	0	40	4		15.00	100	1993	1993	3	20	480	
3	1242	WD DECK A	0	0	12	31		4.00	100	2010	2010	3	35	521	

TOTAL OB/XF															1,001
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE
1	000120	C	RES OCEAN	0	0006	R-1	50.00	70.00	50.00	FF		1.00	1.00	1.00	21,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		294,663	
TOTAL MARKET OB/XF VALUE		1,001	
TOTAL LAND VALUE - MARKET		1,050,000	
TOTAL MARKET VALUE		1,345,664	
SOH/AGL Deduction		15,121	
ASSESSED VALUE		1,330,543	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,330,543	
TOTAL JUST VALUE		1,345,664	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,237,196	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121535	RE - ROOF	7,000	07/30/2012
20111527	H/AC	4,800	09/02/2011
2011182	9 WINDOWS & SIDIN	16,610	07/20/2010
20090905	REMODEL	4,000	07/10/2009
20041838	REROOF W/SHINGLES	3,000	10/12/2004
7335	NEW CONSTR	53,690	09/24/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2490/1217	8/23/2021	QC	U	I	11
GRANTOR: WT HOWELL & SONS INC					
GRANTEE: W.T. HOWELL REAL ES					
1646/0763	10/27/2009	WD	Q	I	01
GRANTOR: RUSSELL JERRY L					
GRANTEE: WT HOWELL & SONS IN					

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAL=[YR=2009] W30 S8 BAS=[YR=1993] S35 E30 N35 W30\$ E30 N8\$ PTR=W70S20 BAS=[YR=1993] E20 FST=[YR=1993] E10 S6 FCP=[YR=1993] S17 W30 N15 E20 N2 E10 \$ W10 N6\$ S8 W20 N8\$ N20E70\$ PTR=N8W12 FUS=[YR=1993] N11 E4 N20 W3 BAL=[YR=1993] N2 W10 S2 E10\$ W10 S23E1 S8 E8\$ E12S8\$.														