LOT 27
IN OR 1764/1331
BUCKS FDNA BEACH 1 PB 2/30

CARTER HARRY F & PATRICIA A
165 FARMERS MARKET ROAD
CORDELE, GA 31015

2026

00-00-31-114A-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

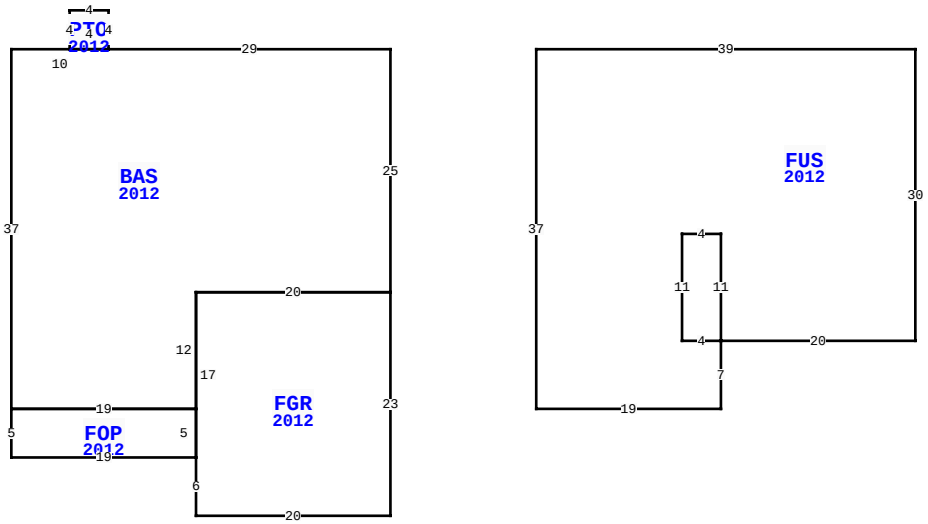
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1058.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,203	100	2012	1,203	169,758
FGR	460	55	2012	253	35,701
FOP	95	30	2012	28	3,951
FUS	1,259	100	2012	1,259	177,661
PTO	16	5	2012	1	141
TOTALS	3,033			2,744	387,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,744	108.0000	150.12	411,929	2012	2012	0	0	0	6.00	94.00

1 SNGL FAM 0% - 0 Heated Area: 2462 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	387,213
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	408,000
TOTAL MARKET VALUE	795,213
SOH/AGL Deduction	27,256
ASSESSED VALUE	767,957
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	767,957
TOTAL JUST VALUE	795,213
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	734,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121162	H/AC	6,000	06/18/2012
20120657	NEW CONSTR	9,012	04/17/2012
20120566	NEW CONSTR	4,500	04/05/2012
20120397	NEW HOUSE	258,449	03/12/2012
20120398	ROOF	4,850	03/12/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1764/1331	11/07/2011	WD	U	V	37	109,000
GRANTOR: WIGGINS ROBERT L SR						
GRANTEE: CARTER HARRY F & PA						
1029/0117	1/04/2002	QC	Q	V	06	100
GRANTOR: WIGGINS CHRISTA						
GRANTEE: WIGGINS ROBERT L SR						

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/27/2026 MLU
INC DATE | AG DATE

2545 S FLETCHER AVE, FERNANDINA BEACH

BUILDING NOTES

EXTRA FEATURES

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

BUILDING DIMENSIONS

BAS=[YR=2012] W29 PTO=[YR=2012] N4 W4 S4 E4$ W10 S37
FOP=[YR=2012] S5 E19 FGR=[YR=2012] S6 E20 N23 W20 S17$ N5
W19$ E19 N12 E20 N25$ PTR=E15 FUS=[YR=2012] E39 S30 W20 N11
W4 S11 E4 S7 W19 N37$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 0

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		R-2	50.00	110.00	50.00	FF		1.00	1.00	0.96	8,500.00	8,160.00	408,000							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 408,000 Market: 0 Agricultural: 0 Common: 408,000 PRINTED 07/09/2026 BY SYS