LOT 32
IN OR 1893/348
BUCKS FDNA BEACH #1 PB 2/30

SMITH TOMMY
197 CAMPGROUND CHURH RD
NICHOLLS, GA 31554

2026

00-00-31-114A-0032-0000

BUILDING CHARACTERISTICS

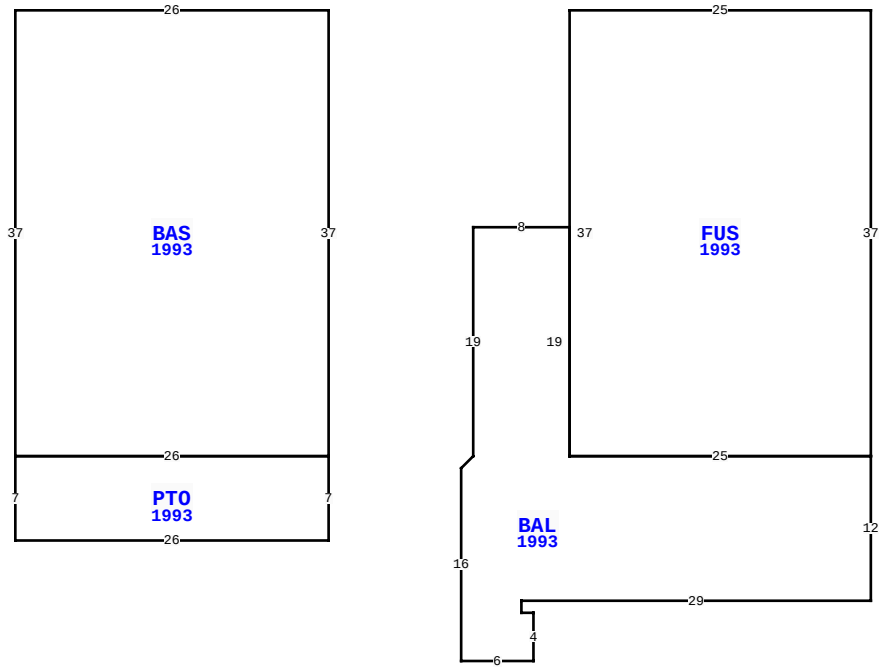
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		2 100
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	0800	MULTI-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
BAL	589	15	1993	88	10,911
BAS	962	100	1993	962	119,284
FUS	925	100	1993	925	114,696
PTO	182	5	1993	9	1,116
TOTALS	2,658			1,984	246,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,984	112.2100	155.97	309,444	1971	1980	0	0	0	20.50	79.50

1 DUPLEX 0% - 0 Heated Area: 1887 HX Base Yr



2509 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	246,008
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	408,000
TOTAL MARKET VALUE	654,008
SOH/AGL Deduction	42,636
ASSESSED VALUE	611,372
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	611,372
TOTAL JUST VALUE	654,008
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	595,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090652	H/AC	4,733	05/27/2009
20051493	REPAIR/RRF	4,000	04/01/2005
B033051	REPAIR/RRF	6,000	05/05/2003
B991572	REMODEL	3,463	11/12/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1893/0348	12/10/2013	WD	U	I	11	100
GRANTOR: DYAL SHERRIE						
GRANTEE: SMITH TOMMY						
1312/0960	4/26/2005	DG	Q	I	01	100
GRANTOR: SMITH JAMES J						
GRANTEE: SMITH TOMMY & SHERR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S37 PTO=[YR=1993] S7 E26 N7 W26 $ E26 N37 $ PTR= E20 FUS=[YR=1993] E25 S37 BAL=[YR=1993] S12 W29 S1 E1 S4 W6 N16 U1 R1 N19 E8 S19 E25$ W25 N37$ W20$.

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

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	000800	C	MULTI-FAMILY	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 408,000 Market: 0 Agricultural: 0 Common: 408,000 PRINTED 07/09/2026 BY SYS