LOT 40
IN OR 1989/1017
BUCKS FDNA BEACH #1 PB 2/30

BRAKE DAVID & CARMEN
448 FOREST DRIVE
JESSUP, GA 31545

2026

00-00-31-114A-0040-0000

BUILDING CHARACTERISTICS

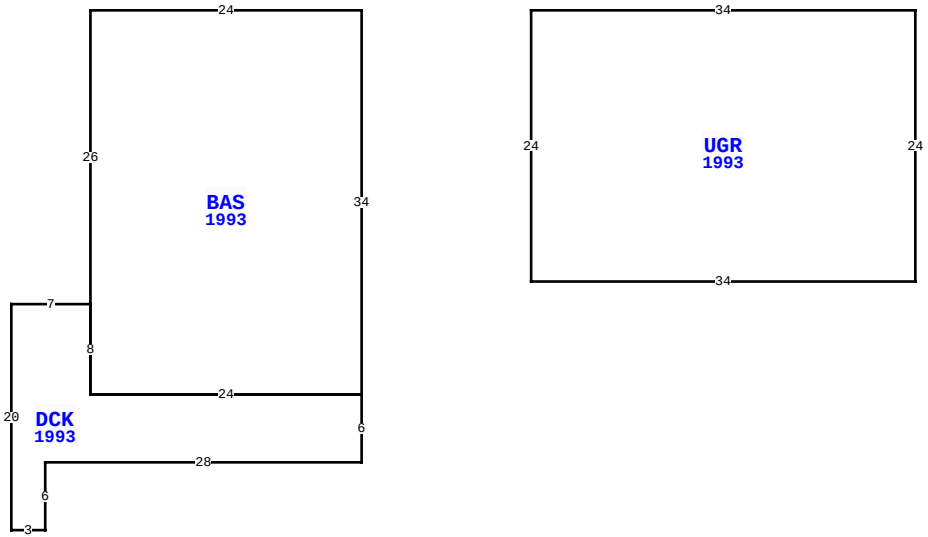
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	88,354
DCK	260	10	1993	26	2,815
UGR	816	45	1993	367	39,737
TOTALS	1,892			1,209	130,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,209	103.3500	143.66	173,685	1971	1971	0	0	0	24.63	75.37

1 SNGL FAM 0% - 0 Heated Area: 816 HX Base Yr



2423 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	130,906
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	408,000
TOTAL MARKET VALUE	538,906
SOH/AGL Deduction	24,965
ASSESSED VALUE	513,941
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	513,941
TOTAL JUST VALUE	538,906
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	486,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070172	REPAIR/RRF	6,000	01/30/2007
B033623	REPAIR/RRF	2,000	08/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1989/1017	5/27/2015	SW	U	I	12	282,000
GRANTOR: BCAT 2014-11TT TRUST						
GRANTEE: BRAKE DAVID & CARME						
1958/0783	1/09/2015	SW	U	I	12	100
GRANTOR: ASTORIA BANK						
GRANTEE: BCAT 2014-11TT TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S26 DCK=[YR=1993] W7 S20 E3 N6 E28 N6 W24 N8$ S8 E24 N34$ PTR=E15 UGR=[YR=1993] E34 S24 W34 N24$ W15$.

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	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 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