LOT 60
BUCKS FDNA BEACH #1 PB 2/30

HENE DOUGLAS MARSHALL & LINDSEY MATHIS
1994 BETHANY WAY
MILTON, GA 30004

2026

00-00-31-114A-0060-0000

BUILDING CHARACTERISTICS

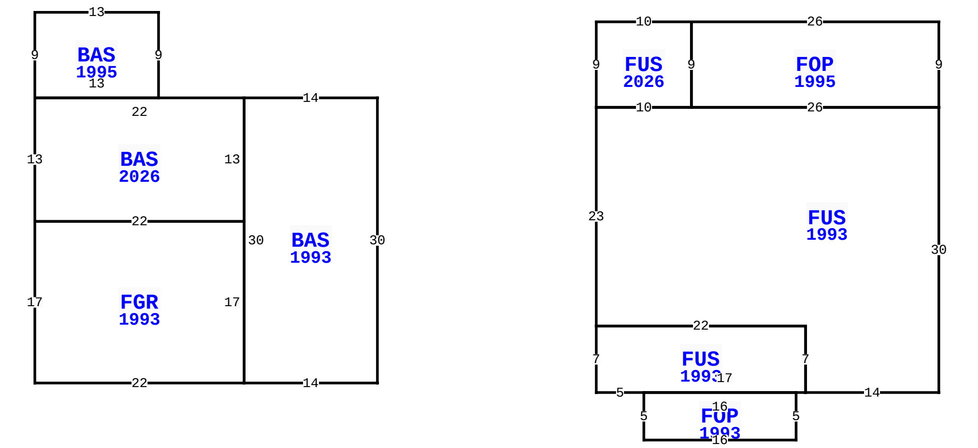
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100	1993	420	198,462
BAS	117	100	1995	117	55,286
BAS	286	100	2026	286	135,143
FGR	374	55	1993	206	97,341
FOP	80	30	1993	24	11,341
FOP	234	30	1995	70	33,077
FUS	154	100	1993	154	72,770
FUS	926	100	1993	926	437,563
FUS	90	100	2026	90	42,528
TOTALS	2,681			2,293	1,083,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	2,293	324.7680	539.11	1,236,179	1950	2000	0	0	0	12.35	87.65

1 SFR CUST 0% - 2026   Heated Area: 1993   HX Base Yr



2696 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,083,511
TOTAL MARKET OB/XF VALUE	740
TOTAL LAND VALUE - MARKET	1,050,000
TOTAL MARKET VALUE	2,134,251
SOH/AGL Deduction	0
ASSESSED VALUE	2,134,251
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,134,251
TOTAL JUST VALUE	2,134,251
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,141,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0806	HRDI SIDE	25,000	01/27/2025
B021662	REPAIR/RRF	3,000	09/24/2002
B959252	REMODEL	10,000	08/21/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
2838/667	12/30/2025	WD	Q	I	01	2,620,000
GRANTOR: SEA BISCUIT AMELIA LL						
GRANTEE: HENE DOUGLAS MARSHA						
2757/1708	12/20/2024	WD	Q	I	02	1,300,000
GRANTOR: LORMAND FRANCES CORNE						
GRANTEE: SEA BISCUIT AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=1993;ORIG=20,0] E10 E26 S30 W14 N7 W22 N23 $
BAS=[YR=1993;ORIG=-3,-1] W14 S30 E14 N30 $
FGR=[YR=1993;ORIG=-17,12] W22 S17 E22 N17 $
BAS=[YR=2026;ORIG=-17,-1] W22 S13 E22 N13 $
FOP=[YR=1995;ORIG=30,0] N9 E26 S9 W26 $
FUS=[YR=1993;ORIG=42,30] N7 W22 S7 E5 E17 $
BAS=[YR=1995;ORIG=-26,-1] N9 W13 S9 E13 $
FUS=[YR=2026;ORIG=30,-9] W10 S9 E10 N9 $
FOP=[YR=1993;ORIG=25,30] S5 E16 N5 W16 $
PTR=[ORIG=0,0] E20 W20 $
.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1950	1950	3	20	700	
3	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	100	1995	1995	3	20	40	

LAND DESCRIPTION

TOTAL OB/XF 740

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	RES OCEAN	0		R-2	50.00	290.00	50.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,050,000							

REVIEW DATE 01/01/2023 BY CD   Total Acres: 0.00   Total Land Value: 1,050,000   Market: 0   Agricultural: 0   Common: 1,050,000   PRINTED 07/09/2026 BY SYS