LOT 73
BUCKS FDNA BEACH #1 PB 2/30

IVAN AMY E & MICHAEL J
755 CASTEEL RD
POWDER SPRINGS, GA 30127

2026

00-00-31-114A-0073-0000

BUILDING CHARACTERISTICS

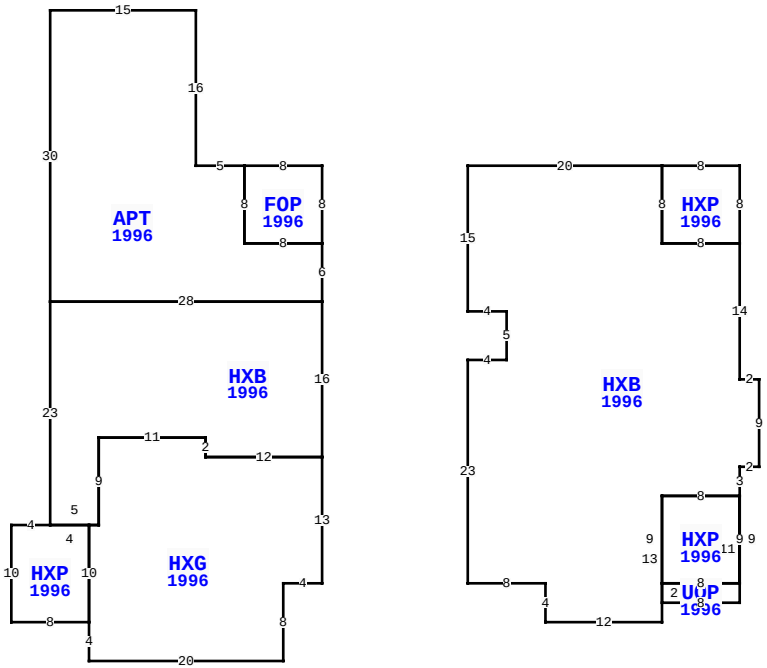
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD 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
APT	568	100	1996	568	77,960
FOP	64	30	1996	19	2,608
HXB	461	100	1996	461	63,273
HXB	1,114	100	1996	1,114	152,900
HXG	487	55	1996	268	36,784
HXP	64	30	1996	19	2,608
HXP	72	30	1996	22	3,020
HXP	80	30	1996	24	3,294
UOP	16	20	1996	3	412
TOTALS	2,926			2,498	342,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,498	115.4880	160.53	401,004	1996	1996	0	0	0	14.50	85.50

1 DUPLEX 0% - 0 Heated Area: 2143 HX Base Yr



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

2641 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	342,858
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	408,000
TOTAL MARKET VALUE	760,858
SOH/AGL Deduction	0
ASSESSED VALUE	760,858
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	760,858
TOTAL JUST VALUE	760,858
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	704,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112027	REPAIR/RRF	6,900	11/10/2011
20042194	REPAIR/RRF	2,000	11/22/2004
B9441	NEW CONSTR	97,849	11/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2272/0381	4/30/2019	WD	Q	I	02	499,000
GRANTOR: LECKER JOHN F & LORI						
GRANTEE: IVAN AMY E & MICHAE						
1265/1877	10/15/2004	WD	Q	I		425,000
GRANTOR: HEAD MARGARET R &						
GRANTEE: LECKER JOHN F & LOR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1996] W8 APT=[YR=1996] W5 N16 W15 S30 HXB=[YR=1996] S23 HXP=[YR=1996] W4 S10 E8 HXG=[YR=1996] S4 E20 N8 E4 N13 W12 N2 W11 S9 W1 S10$ N10 W4$ E5 N9 E11 S2 E12 N16 W28$ E28 N6 W8 N8$ S8 E8 N8$ PTR=E15 HXB=[YR=1996] E20 HXP=[YR=1996] E8 S8 W8 N8$ S8 E8 S14 E2 S9 W2 S3 UOP=[YR=1996] S11 W8 N2 HXP=[YR=1996] N9 E8 S9 W8$ E8 N9$ W8 S13 W12 N4 W8 N23 E4 N5 W4 N15$ 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
3	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	1996	1996	3	100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 408,000 Market: 0 Agricultural: 0 Common: 408,000 PRINTED 07/09/2026 BY SYS