LOT 87
IN OR 1739/629
BUCKS FDNA BEACH 1 PB 2/30

CARTER JACKIE L & MARY BELL
PO BOX 131
STATENVILLE, GA 31648

2026

00-00-31-114A-0087-0000

BUILDING CHARACTERISTICS

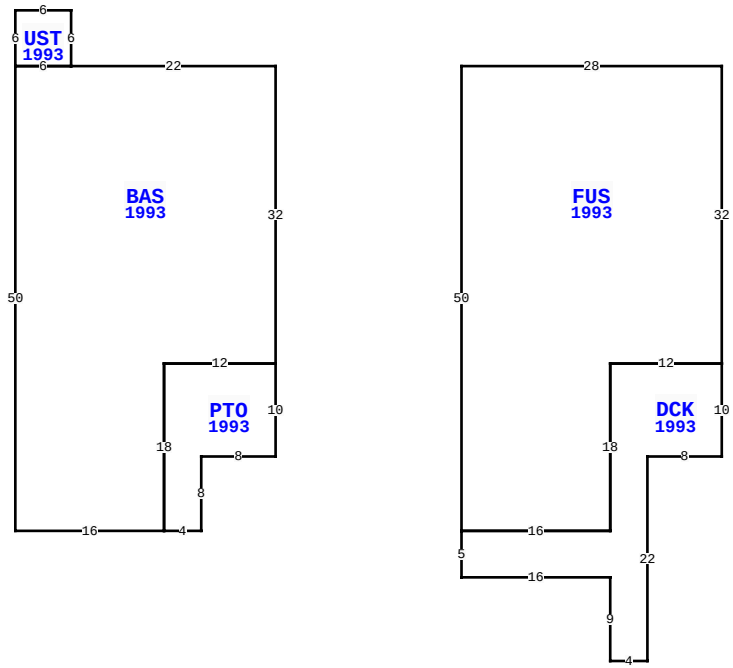
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	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
BAS	1,184	100	1993	1,184	120,953
DCK	288	10	1993	29	2,963
FUS	1,184	100	1993	1,184	120,953
PTO	152	5	1993	8	817
UST	36	45	1993	16	1,635
TOTALS	2,844			2,421	247,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,421	97.5100	135.54	328,142	1971	1971	0	0	0	24.63	75.37

1 DUPLEX 0% - 0 Heated Area: 2368 HX Base Yr



2795 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	247,321
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	408,000
TOTAL MARKET VALUE	655,321
SOH/AGL Deduction	39,988
ASSESSED VALUE	615,333
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	615,333
TOTAL JUST VALUE	655,321
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	596,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131440	ROOF	2,400	06/24/2013
20101546	CHNGE SRVC	2,500	09/10/2010
B033619	REMODEL	5,000	08/06/2003
7574	XFOB	1,110	03/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1739/0629	5/16/2011	QC	U	I	11	100
GRANTOR: CARTER JACKIE L & MAR						
GRANTEE: KING SHANNON C						
0400/0688	10/01/1983	WD	Q	I		100,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 UST=[YR=1993] N6 W6 S6 E6$ W6 S50 E16
PTO=[YR=1993] E4 N8 E8 N10 W12 S18$ N18 E12 N32$ PTR=E20
FUS=[YR=1993] E28 S32 DCK=[YR=1993] S10 W8 S22 W4 N9 W16 N5
E16 N18 E12$ W12 S18 W16 N50$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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