

LOTS 70 & 71 & LOTS 168 & 169
OF GA FDNA #2 UNR
IN OR 2745 PG 1678

BOWEN ROBERT A III/BEAN LESLIE BOWEN ET AL
2880 INGLESIDE AVE
MACON, GA 31204

2026

00-00-31-134A-0070-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																										
Exterior Wall	30	VINYL 100	0900	01	1,638	100.6740	139.94	229,222	1941	1970	0	0	21.00	79.00	VALUATION SUMMARY																										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 0% - 2025													Heated Area: 1392													HX Base Yr												
Roof Cover	03	COMP SHNGL 100														19																									
Interior Wall	04	PLYWOOD 100														19																									
Interior Floo	08	SHT VINYL 100														19																									
Air Condition	01	NONE 100														19																									
Heating Type	01	NONE 100														19																									
Bedrooms	3	100														19																									
Bathrooms	1.5	100														19																									
Frame	02	WOOD FRAME 100														19																									
Stories	1.5	100														19																									
Units	0	100														19																									
BUD8 Adjustme	02	DIST FB 100	19																																						
Occupancy	00	NONE 100	19																																						
Quality			04	Quality Level 04																																					
DOR CODE			0100	SINGLE FAMILY																																					
MAP NUM			MKT AREA 01																																						
NEIGHBORHOOD/LOC			1050.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	1,392	100	1993	1,392	153,889																																				
DCK	45	10	1993	4	442																																				
DCK	298	10	1993	30	3,316																																				
FST	216	55	1993	119	13,156																																				
STR	36	10	1993	4	442																																				
STR	40	10	1993	4	442																																				
STR	44	10	1993	4	442																																				
UCP	228	20	1993	46	5,085																																				
USP	30	30	1993	9	995																																				
USP	64	30	1993	19	2,101																																				
TOTALS	2,408			1,638	181,085																																				
EXTRA FEATURES						924 N FLETCHER AVE, FERNANDINA BEACH																																			
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																										
2	0940	SHEDS/PORT	0	0	5	5	25.00	SF 20.10	20.10	100	1995	1995	3	20	101																										
** This building has 11 Sub-Areas																																									
BLD DATE 03/21/2014 KK LGL DATE 04/28/2026 MLU																																									
INC DATE																																									
LAND DATE																																									
AG DATE																																									
BUILDING NOTES																																									
BUILDING DIMENSIONS																																									
STR=[YR=1993] W4 S10 DCK=[YR=1993] W9 N7 W15 S12																																									
BAS=[YR=1993] S1 W13 S26 W14 S11 E41 STR=[YR=1993] S4 E9																																									
DCK=[YR=1993] E5 N9 W1 STR=[YR=1993] N11 W4 S11 E4\$ W4																																									
USP=[YR=1993] W6 UST=[YR=1993] W3 S5 E3 N5\$ S5 E6 N5 \$ S9\$																																									
N4 W9\$ N5 E9 N24 USP=[YR=1993] N8 W8 S8 E8\$ W8 N9 W15\$ E15																																									
S1 E8 S8 E5 N14 W4\$ E4 N10\$ PTR=E15 FST=[YR=1993] E12 S18																																									
UCP=[YR=1993] S19 W12 N19 E12\$ W12 N18\$ W15\$.																																									
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	R-2	125.00	100.00	125.00	FF		1.00	1.00	1.00	19,500.00	19,500.00	2,437,500																								
2	000100	C	RES	0		R-2	125.00	100.00	125.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	625,000																								
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 3,062,500 Market: 0 Agricultural: 0 Common: 3,062,500 PRINTED 07/09/2026 BY SYS																																									