LOT S1/2 OF 207 & ALL OF 208
IN OR 1884/1515 & OR 1896/108&
OR 2596/1993

TYRE JOHN LEE/ARBOUR EVA REBECCA ET AL
3110 ASTONDALE RD
WATKINSVILLE, GA 30677

2026

00-00-31-134B-0207-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

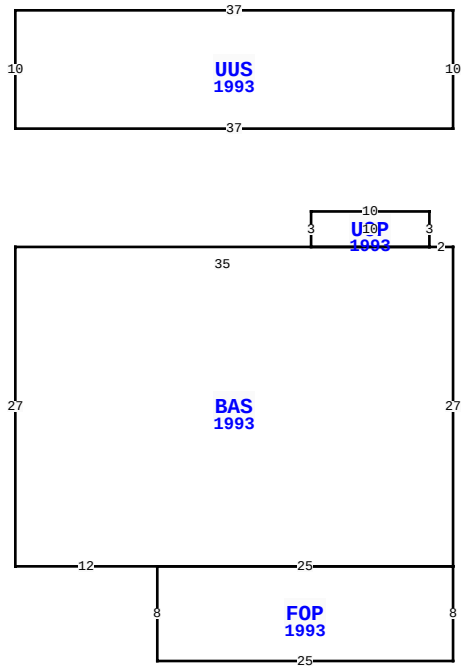
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	999	100	1993	999	148,958
FOP	200	30	1993	60	8,946
UOP	30	20	1993	6	895
UUS	370	50	1993	185	27,584
TOTALS	1,599			1,250	186,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,250	121.9000	169.44	211,800	1948	2000	0	0	0	12.00	88.00

1 SNGL FAM 0% - 0 Heated Area: 999 HX Base Yr



525 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	186,384
TOTAL MARKET OB/XF VALUE	576
TOTAL LAND VALUE - MARKET	487,500
TOTAL MARKET VALUE	674,460
SOH/AGL Deduction	141,727
ASSESSED VALUE	532,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	532,733
TOTAL JUST VALUE	674,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	516,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120885	CIRCUITS FOR AC	600	05/16/2012
20120844	H/AC	5,590	05/14/2012
20110546	NEW EXT.SIDING	2,400	04/13/2011
20110420	11 WINDOWS/PORCH	2,200	03/07/2011
20090743	REROOF W/30YR SHN	1,760	06/12/2009
20060092	REPLACE METER BOX	500	01/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/1993	10/11/2022	SW	U	I	11	100
GRANTOR: TYER GARY (66.6% INT)						
GRANTEE: TYER JOHN & EVA ARB						
2118/1121	5/08/2017	PR	U	I	19	100
GRANTOR: TYRE GARY P/R OF RONA						
GRANTEE: TYRE GARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 UOP=[YR=1993] N3 W10 S3 E10 $ W35 S27 E12
FOP=[YR=1993] S8 E25 N8 W25 $ E25 N27 $ PTR=N10
UUS=[YR=1993] N10 W37 S10E37$S10$.

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
3	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1985	1985	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 576

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	000100	C	RES	0	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	487,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 487,500 Market: 0 Agricultural: 0 Common: 487,500 PRINTED 07/09/2026 BY SYS