LOT 218
IN OR 1965/1571
GA FDNA BEACH #2 UNR

SEGRAVES J ED
1000 COMMERCE DR
DECATUR, GA 30030

2026

00-00-31-134B-0218-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

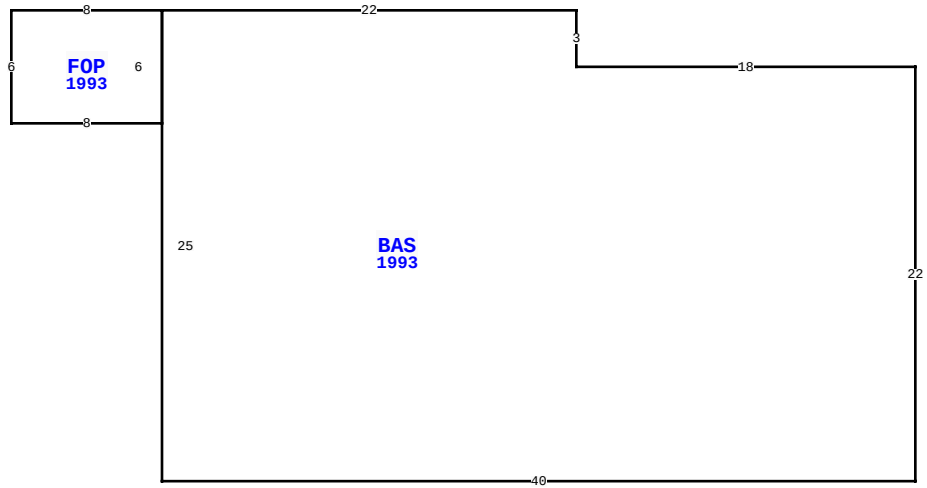
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	946	100	1993	946	89,572
FOP	48	30	1993	14	1,325
TOTALS	994			960	90,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	960	93.9600	130.60	125,376	1946	1985	0	0	0	27.50	72.50

1 SNGL FAM 0% - 0 Heated Area: 946 HX Base Yr



BLD DATE 03/03/2023 NW
XF DATE
INC DATE
LGL DATE
LAND DATE 03/20/2026 MLU
AG DATE

347 N FLETCHER AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	90,898
TOTAL MARKET OB/XF VALUE	4,255
TOTAL LAND VALUE - MARKET	487,500
TOTAL MARKET VALUE	582,653
SOH/AGL Deduction	161,407
ASSESSED VALUE	421,246
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	421,246
TOTAL JUST VALUE	582,653
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	425,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1965/1571	3/16/2009	QC	U	I	11	100
GRANTOR: MAXEY DON						
GRANTEE: SEGRAVES J ED						
1487/0864	3/23/2007	QC	Q	I	06	100
GRANTOR: FOREHAND HOLLIE						
GRANTEE: MAXEY DON & J ED SE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 N3 W22 FOP=[YR=1993] W8 S6 E8 N6 $ S25 E40 N22 $.

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	0511	GARAGE CB-	0	0	26	16	416.00	SF	40.00	40.00	100	1960	1960	3	20	3,328	
4	1241	WD DECK G	0	0	0	0	224.00	UT	17.25	17.25	100	1998	1998	3	24	927	

LAND DESCRIPTION

TOTAL OB/XF 4,255

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