

LOT 35
IN OR 1909/1784
HAMBYS ADD #1 PB 2/32

JENSEN LOUNELL B
777 CHULA BROOKFIELD RD
CHULA, GA 31733

2026

00-00-31-1360-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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 06 Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	972	100	1995	972	174,733
FGR	453	55	1995	249	44,762
FOP	103	30	1995	31	5,573
FOP	152	30	1995	46	8,270
FOP	247	30	1995	74	13,303
FST	35	55	1995	19	3,415
FST	48	55	1995	26	4,674
FUS	1,401	100	1995	1,401	251,852
UOP	120	20	1995	24	4,315

TOTALS 3,531 2,842 510,897

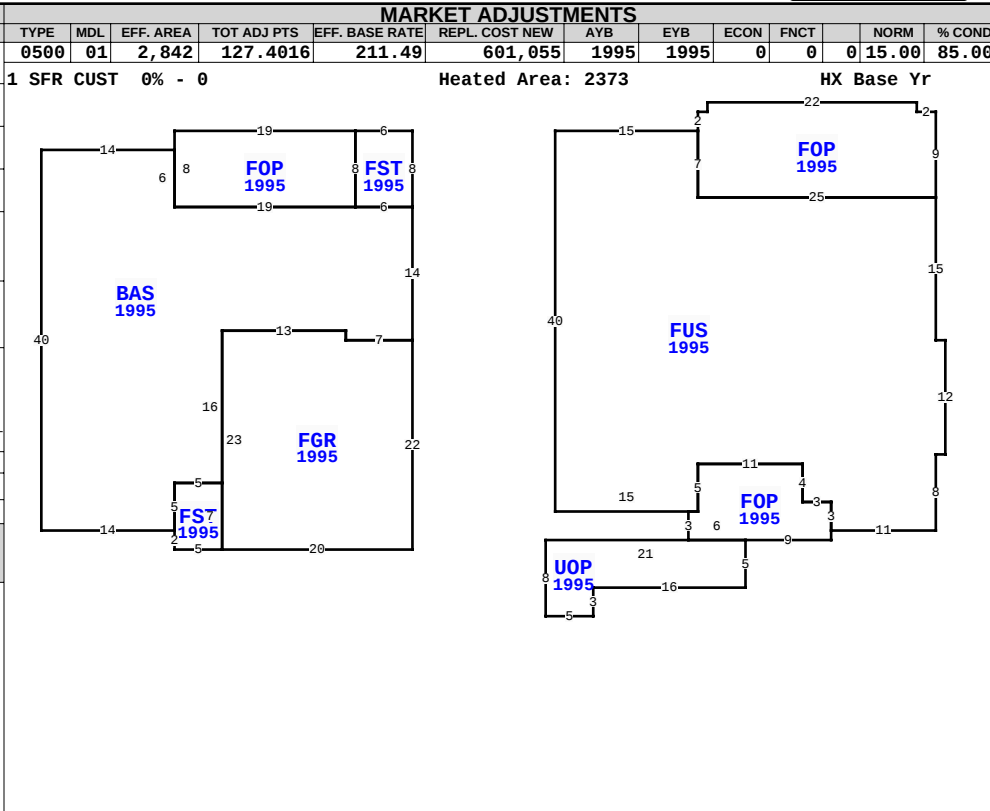
EXTRA FEATURES

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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	74	1,480	

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		R-2	50.00	250.00	50.00	FF		1.00	1.00	1.20	21,000.00	25,200.00	1,260,000							

REVIEW DATE 01/01/2023 BY CD



2190 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/27/2026	MLU
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TOTAL OB/XF 1,480

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1	000120	C	RES OCEAN	0		R-2	50.00	250.00	50.00	FF		1.00	1.00	1.20	21,000.00	25,200.00	1,260,000							

Total Acres: 0.00 Total Land Value: 1,260,000 Market: 0 Agricultural: 0 Common: 1,260,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		510,897
TOTAL MARKET OB/XF VALUE		1,480
TOTAL LAND VALUE - MARKET		1,260,000
TOTAL MARKET VALUE		1,772,377
SOH/AGL Deduction		1,457
ASSESSED VALUE		1,770,920
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,770,920
TOTAL JUST VALUE		1,772,377
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,635,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121651	CHIMREP	2,000	08/14/2012
20110831	H/AC	2,000	05/31/2011
20080796	H/AC	3,000	05/09/2008
B959226	NEW CONSTR	105,405	08/01/1995

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1909/1784	3/28/2014	WD	Q	I	02	1,070,000

GRANTOR: WHITMIRE FRED C JR &
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1275/1701 11/22/2004 WD Q I 1,330,000
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