

LOT 49
IN OR 1835/718
ESMT OR 1394/111

GRIFFIN CORPORATION OF VALDOSTA GEORGIA
3821 SKIPPER BRIDGE RD
VALDOSTA, GA 31605

2026

00-00-31-1360-0049-0000



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	17	CB STUCCO 70	0500	11	4,405	151.1294	250.87	1,105,082	2006	2010	0	0	0	7.35	92.65	VALUATION BY STANDARD													
Exterior Wall	10	ABOVE AVG 30	1 SFR CUST 0% - 0													Tax Group: 2 Tax Dist:													
Roof Structure	03	GABLE/HIP 100	Heated Area: 3321													BUILDING MARKET VALUE 1,023,858													
Roof Cover	11	SLATE 100	HX Base Yr													TOTAL MARKET OB/XF VALUE 106,271													
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET 1,260,000													
Interior Floor	12	HARDWOOD 50														TOTAL MARKET VALUE 2,390,129													
Interior Floor	14	CARPET 50														SOH/AGL Deduction 0													
Air Condition	03	CENTRAL 100														ASSESSED VALUE 2,390,129													
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE 0													
Bedrooms	4	100														BASE TAXABLE VALUE 2,390,129													
Bathrooms	5	100														TOTAL JUST VALUE 2,390,129													
Frame	02	WOOD FRAME 100														NCON VALUE 0													
Stories	3.	3. 100														INCOME VALUE													
Units	0	100														PREVIOUS YEAR MKT VALUE 2,183,149													
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	162	100	2006	162	37,654																								
FGR	350	55	2006	192	44,627																								
FGR	520	55	2006	286	66,475																								
FOP	66	30	2006	20	4,648																								
FOP	116	30	2006	35	8,135																								
FOP	264	30	2006	79	18,362																								
FOP	297	30	2006	89	20,686																								
FOP	577	30	2006	173	40,211																								
FST	41	55	2006	23	5,346																								
FST	272	55	2006	150	34,865																								
TOTALS	6,012			4,405	1,023,858	** This building has 15 Sub-Areas																							
EXTRA FEATURES						2272 S FLETCHER AVE, FERNANDINA BEACH												BLD DATE 02/21/2007 KK LGL DATE 04/27/2026 MLU											
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	0860	POOL/SPA	0	0	0	0	1.00	UT	90,000.00	90,000.00	100	2006	2006	05	85	76,500													
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080													
6	0416	DUNEWALKS	0	0	0	0	458.00	SF	30.00	30.00	100	2006	2006	3	22	3,023													
7	1123	CB 8"	0	0	0	0	497.00	SF	6.15	6.15	100	2006	2006	3	84	2,568													
8	0410	ELEVATOR	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	2006	2006	3	100	20,000													
9	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2006	2006	3	22	1,100													
TOTAL OB/XF 106,271																													
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												
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 Total Acres: 0.00 Total Land Value: 1,260,000 Market: 0 Agricultural: 0 Common: 1,260,000 PRINTED 07/09/2026 BY SYS																													