BLOCK 4 LOT 8
IN OR 1295/573
A/K/A S-1 OF OUT LOT 10

LAMMONS JOHN M/LAMMONS HAROLD T
503 N SUMMER ST
SELMA, NC 27576

2026

00-00-31-1381-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

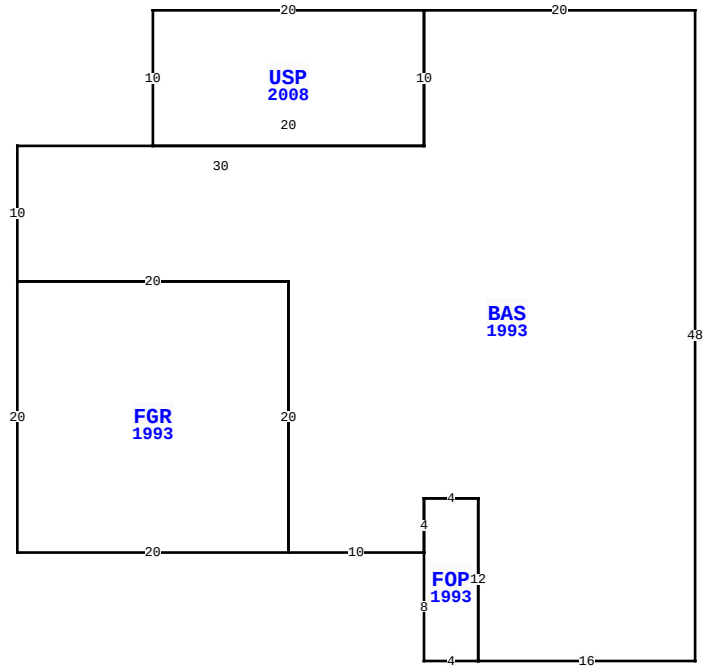
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,412	100	1993	1,412	130,654
FGR	400	55	1993	220	20,357
FOP	48	30	1993	14	1,296
USP	200	30	2008	60	5,552
TOTALS	2,060			1,706	157,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,706	125.0000	131.25	223,912	1986	1986	0	0	0	29.50	70.50

1 SINGLE FAM 0% - 0 Heated Area: 1412 HX Base Yr



612 N 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	157,858
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	255,000
TOTAL MARKET VALUE	412,858
SOH/AGL Deduction	58,331
ASSESSED VALUE	354,527
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	354,527
TOTAL JUST VALUE	412,858
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	378,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052204	XFOB	5,000	07/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1295/0573	2/14/2005	QC	Q	I	01	100
GRANTOR: LAMMONS BETTY S						
GRANTEE: LAMMONS JOHN M & HA						
0498/0639	9/19/1986	WD	Q	I		68,900
GRANTOR: HEAD STEPHEN A						
GRANTEE: LAMMONS ELMER V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 USP=[YR=2008] W20 S10 E20 N10$ S10 W30 S10 FGR=[YR=1993] S20E20 N20W20$ E20 S20 E10 FOP=[YR=1993] S8 E4 N12 W4 S4$ N4 E4 S12 E16 N48$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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-1	80.00	110.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS