

BLOCK 8A LOT 4
IN OR 1821/1100
INTERLACHEN-BY-THE-SEA-REPLAT

WATKINS MARY ELLEN REV TRUST/WATKINS MARY ELLEN TR
1038 DAVENPORT CIRCLE
POWDER SPRINGS, GA 30127

2026

00-00-31-1401-008A-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 70
Exterior Wall	10 ABOVE AVG 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 50
Interior Floor	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	5.5 100
Frame	02 WOOD FRAME 100
Stories	3. 3. 100
Units	0 100
BUD\$ Adjustme	02 DIST FB 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
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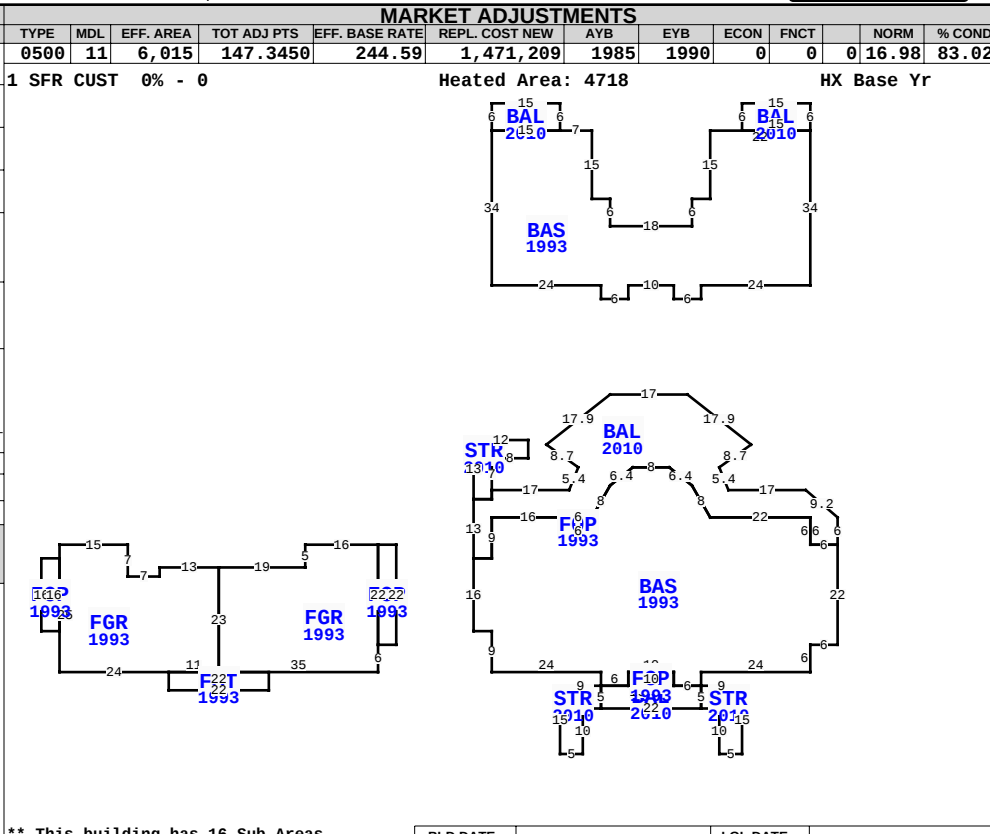
NEIGHBORHOOD/LOC	1050.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	90	15	2010	14	2,843
BAL	90	15	2010	14	2,843
BAL	110	15	2010	16	3,249
BAL	1,031	15	2010	155	31,474
BAS	1,918	100	1993	1,918	389,467
BAS	2,800	100	1993	2,800	568,564
FGR	866	55	1993	476	96,656
FGR	885	55	1993	487	98,889
FOP	18	30	1993	5	1,015
FOP	30	30	1993	9	1,827
TOTALS	8,352			6,015	1,221,398

EXTRA FEATURES	
L N	OB/XF CODE

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	1242	WD DECK A	0	0	12	3		36.00	SF 11.50	100	1985	1985	3	20	83	
3	0500	FP-PRE FAB	0	0	0	0		2.00	UT 3,500.00	100	1985	1985	3	54	3,780	
5	0968	STAIRS	0	0	0	0		2.00	SF 1,000.00	100	1985	1985	3	100	2,000	
7	0416	DUNEWALKS	0	0	0	0		547.00	SF 30.00	100	2013	2013	3	50	8,205	

LAND DESCRIPTION	
L N	USE CODE
1	000120
	C
	RES OCEAN
	0 0006
	R-1
	100.00
	226.00
	100.00
	FF
	1.00
	1.00
	1.25
	21,000.00
	26,250.00
	2,625,000



** This building has 16 Sub-Areas

1726 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/28/2026 MLU

TOTAL OB/XF 14,068

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NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,221,398
TOTAL MARKET OB/XF VALUE	14,068
TOTAL LAND VALUE - MARKET	2,625,000
TOTAL MARKET VALUE	3,860,466
SOH/AGL Deduction	868,392
ASSESSED VALUE	2,992,074
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,992,074
TOTAL JUST VALUE	3,860,466
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,567,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130314	STORM SHUTTERS	0	02/22/2013
20130314	18 WINDOWS REPLAC	0	02/13/2013
20130151	INSTALL HARDI BRD	0	01/08/2013
20122367	DUNE WALKOVER REP	12,000	11/26/2012
20122275	WATER LINES REPLA	12,000	11/06/2012
20122143	H/AC	2,000	10/17/2012

SALES DATA	
OFF RECORD Number	DATE
1821/1100	10/15/2012
GRANTOR: O'NEILL JUDITH G & JA	
GRANTEE: WATKINS MARY ELLEN	
0606/0864	9/06/1990
GRANTOR: CAMERON MARY E	
GRANTEE: O'NEILL JUDITH G	

TYPE INST	Q	V	RSN CD	SALE PRICE
WD	Q	I	02	1,370,000

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

BUILDING NOTES	
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BUILDING DIMENSIONS	
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BAS=[YR=1993] N6E6N22 BAL=[YR=2010] N6 U6 L7 W17 L2 U5 R7 U5 U11 L14 W17 L14 D11 R7 D5 D5 L2 W17 STR=[YR=2010] N7E8N4W12S13E4N2\$ S2W4 S13E4N9E16 FOP=[YR=1993] E6S3W6N3\$ S3E6N3 R4 U7 R5 U4 E8 D4 R5 D7 R4 E22S6E6\$ W6N6W22 L4 U7 L5 U4 W8 D4 L5 D7 L4 S3W6N3W16S9W4 S16 E4S9E24S3 STR=[YR=2010] W9S15E5 N10E4 BAL=[YR=2010] E22 STR=[YR=2010] E4 S10E5N15W9S5\$ N5W6 FOP=[YR=1993] N3 W10S3E10\$ W16S5\$ N5\$E6N3E10S3 E6N3E24\$ PTR=N85 BAS=[YR=1993] N34 BAL=[YR=2010] N6W15S6E15\$ W22S15W4S6 W18 N6W4N15W7 BAL=[YR=2010] N6W15S6 E15\$W15S34E24S3E6N3E10S3E6N3 E24\$ S85\$ PTR= W95 FGR=[YR=1993] N6 FOP=[YR=1993] E4N22W4S22\$ N22W16S5 W19 FGR=[YR=1993] W13S2W7N7W15S3 FOP=[YR=1993] W4S16E4N16\$ S25E24 FST=[YR=1993]