UNIT A
IN OR 1804/1055
ISLAND BREEZE OR 1339/812

DILLMAN PERRY M & SHERRY E
210 LITTLE RIVER WAY
WOODSTOCK, GA 30188

2026

00-00-31-142B-000A-0000

BUILDING CHARACTERISTICS

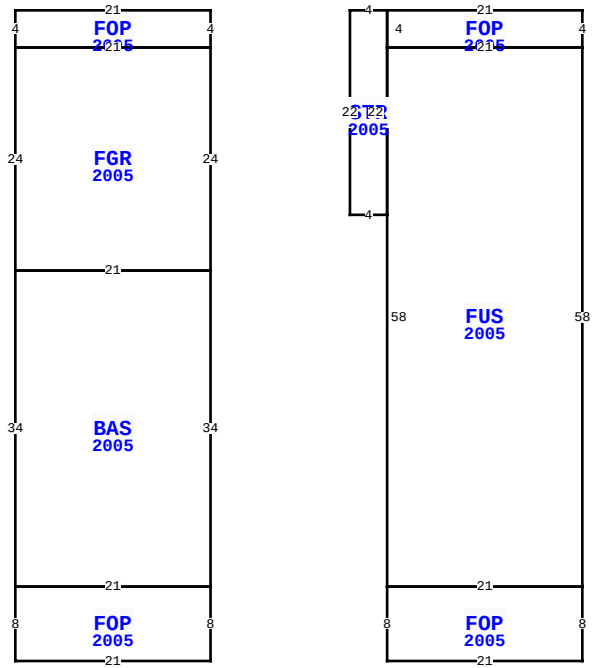
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	07	SPECIAL 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	714	100	2005	714	84,637
FGR	504	55	2005	277	32,836
FOP	84	30	2005	25	2,964
FOP	84	30	2005	25	2,964
FOP	168	30	2005	50	5,927
FOP	168	30	2005	50	5,927
FUS	1,218	100	2005	1,218	144,381
STR	88	10	2005	9	1,067
TOTALS	3,028			2,368	280,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,368	125.4351	131.71	311,889	2005	2005	0	0	0	10.00	90.00

1 TOWNHOUSE 0% - 0 Heated Area: 1932 HX Base Yr



BLD DATE	08/12/2014 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/04/2026 MLU
AG DATE	

251 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	280,700
TOTAL MARKET OB/XF VALUE	17,456
TOTAL LAND VALUE - MARKET	405,620
TOTAL MARKET VALUE	703,776
SOH/AGL Deduction	126,707
ASSESSED VALUE	577,069
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	577,069
TOTAL JUST VALUE	703,776
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	620,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141336	50STAL	2,100	06/20/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1804/1055	7/27/2012	WD	Q	I	02	365,000
GRANTOR: COWART L RANDY & DORI						
GRANTEE: DILLMAN PERRY M & S						
1443/1393	9/11/2006	WD	Q	I		600,000
GRANTOR: RCBI LLC						
GRANTEE: COWART L RANDY & DO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W21 S4 FGR=[YR=2005] S24 BAS=[YR=2005] S34 FOP=[YR=2005] S8 E21 N8 W21$ E21 N34 W21$ E21 N24 W21$ E21 N4$ PTR=E15 STR=[YR=2005] E4 FOP=[YR=2005] E21 S4 FUS=[YR=2005] S58 FOP=[YR=2005] S8 W21 N8 E21$ W21 N58 E21$ W21 N4$ S22 W4 N22$ W15$.

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
1	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2005	2005	3	100	10,200	
4	0920	CWALL-WD/M	0	0	0	0	258.00	LF	78.00	78.00	100	2005	2005	3	21	4,226	
5	0920	CWALL-WD/M	0	0	0	0	185.00	LF	78.00	78.00	100	2005	2005	3	21	3,030	

LAND DESCRIPTION

TOTAL OB/XF 17,456

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-3	48.00	149.00	47.72	FF		1.00	1.00	1.00	8,500.00	8,500.00	405,620							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 405,620 Market: 0 Agricultural: 0 Common: 405,620 PRINTED 07/09/2026 BY SYS