UNIT C
IN OR 2413/1305
ISLAND BREEZE OR 1339/812

DAVIS DONALD D & JOAN Y
403 AZALEA CIRCLE EXT
SWAINSBORO, GA 30401

2026

00-00-31-142B-000C-0000

BUILDING CHARACTERISTICS

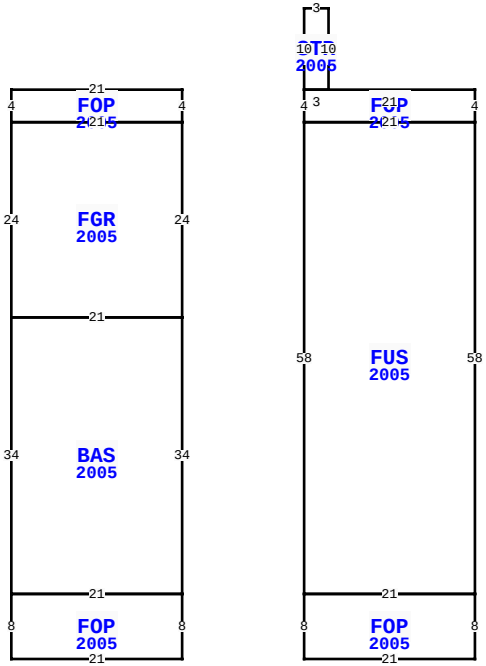
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	07	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	87,342
FGR	504	55	2005	277	33,885
FOP	84	30	2005	25	3,058
FOP	84	30	2005	25	3,058
FOP	168	30	2005	50	6,116
FOP	168	30	2005	50	6,116
FUS	1,218	100	2005	1,218	148,996
STR	30	10	2005	3	367
TOTALS	2,970			2,362	288,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,362	129.4482	135.92	321,043	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	

241 S FLETCHER AVE, FERNANDINA BEACH

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	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	288,939
TOTAL MARKET OB/XF VALUE	17,456
TOTAL LAND VALUE - MARKET	161,500
TOTAL MARKET VALUE	467,895
SOH/AGL Deduction	17,651
ASSESSED VALUE	450,244
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	450,244
TOTAL JUST VALUE	467,895
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	435,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141335	52STAL	2,100	06/20/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2413/1305	9/15/2020	WD	U	I	30	250,000
GRANTOR: DAVIS DONALD D & DONA						
GRANTEE: DAVIS DONALD D & JO						
1894/1423	10/15/2013	QC	U	I	11	41,100
GRANTOR: LAMB JOSEPH H & DONAL						
GRANTEE: DAVIS DONALD D & 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] N10 E3S10W3$ FOP=[YR=2005] E21 S4 FUS=[YR=2005] S58 FOP=[YR=2005] S8 W21 N8 E21$ W21 N58 E21$ W21 N4 $ W15$.

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	19.00	157.00	19.00	FF		1.00	1.00	1.00	8,500.00	8,500.00	161,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 161,500 Market: 0 Agricultural: 0 Common: 161,500 PRINTED 07/09/2026 BY SYS