BLOCK 3 LOT 8
OAK LAWN PARK 2 PB 3/25

CHEWIE & FRIENDS 3 LLC
42 TRACEY AVE
KINGSLAND, GA 31548

2026

00-00-31-150B-0003-0080

BUILDING CHARACTERISTICS

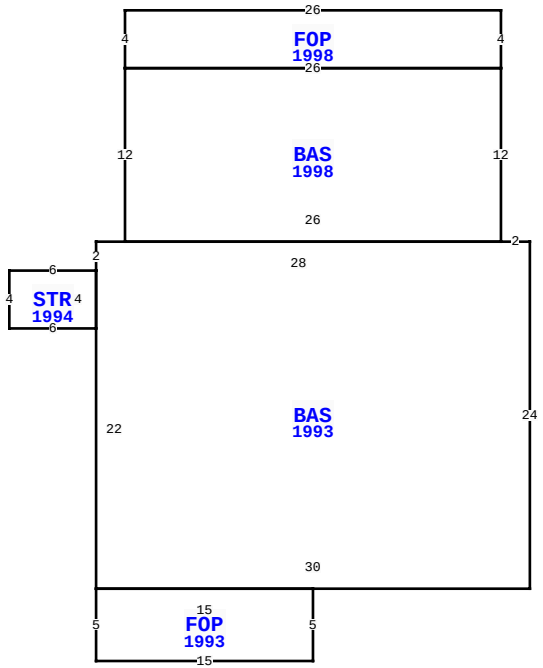
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 75
Interior Floo	14	CARPET 25
Air Condition	03	CENTRAL 100
Heating Type	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
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	126,826
BAS	312	100	1998	312	54,958
FOP	75	30	1993	22	3,875
FOP	104	30	1998	31	5,461
STR	24	10	1994	2	352
TOTALS	1,235			1,087	191,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,087	135.2480	187.99	204,345	1952	2015	0	0	0	6.30	93.70

1 SNGL FAM 0% - 2026 Heated Area: 1032 HX Base Yr



206 S 17TH ST, FERNANDINA BEACH

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

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1952	1952	3	20	700	
4	1076	TRELLIS A	0	0	16	8	128.00	SF	7.50	7.50	100	2002	2002	3	85	816	
5	0940	SHEDS/PORT	0	0	10	7	70.00	SF	30.00	30.00	100	1999	1999	3	20	420	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	283,140
TOTAL MARKET OB/XF VALUE	1,936
TOTAL LAND VALUE - MARKET	203,350
TOTAL MARKET VALUE	488,426
SOH/AGL Deduction	0
ASSESSED VALUE	488,426
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	488,426
TOTAL JUST VALUE	488,426
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	425,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121144	REFURB.FLOORS & W	5,200	06/15/2012
20021820	H/AC	2,000	10/22/2002
20021821	ELEC OTHER	1,000	10/22/2002
20021797	OTHER	4,000	10/17/2002
20021738	REMODEL	0	10/08/2002
972074	ELEC OTHER	0	09/23/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2761/255	1/02/2025	WD	Q	I	01	600,000
GRANTOR: SORENSON MARTHA H						
GRANTEE: CHEWIE & FRIENDS 3						
2599/0139	10/27/2022	WD	Q	I	01	500,000
GRANTOR: BCH TRUST						
GRANTEE: SORENSON MARTHA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 BAS=[YR=1998] N12 FOP=[YR=1998] N4 W26 S4 E26 $ W26 S12 E26 $ W28 S2 STR=[YR=1994] W6S4 E6N4$ S22 FOP=[YR=1993] S5 E15 N5 W15 $ E30 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 1,936

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	83.00	137.00	83.00	FF		1.00	1.00	1.00	2,450.00	2,450.00	203,350							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 203,350 Market: 0 Agricultural: 0 Common: 203,350 PRINTED 07/09/2026 BY SYS

BLOCK 3 LOT 8
OAK LAWN PARK 2 PB 3/25

CHEWIE & FRIENDS 3 LLC
42 TRACEY AVE
KINGSLAND, GA 31548

2026

00-00-31-150B-0003-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 01

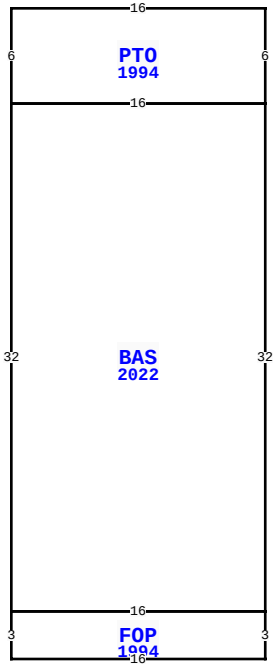
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	512	100	2022	512	88,389
FOP	48	30	1994	14	2,417
PTO	96	5	1994	5	863
TOTALS	656			531	91,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	11	531	172.1610	180.77	95,989	1980	2015	0	0	0	4.50	95.50

2 SINGLE FAM 0% - 2026 Heated Area: 512 HX Base Yr



206 S 17TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	283,140
TOTAL MARKET OB/XF VALUE	1,936
TOTAL LAND VALUE - MARKET	203,350
TOTAL MARKET VALUE	488,426
SOH/AGL Deduction	0
ASSESSED VALUE	488,426
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	488,426
TOTAL JUST VALUE	488,426
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	425,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4	REMODEL	4,000	08/25/1997
958867	ADDITION	17,000	02/15/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2761/255	1/02/2025	WD	Q	I	01	600,000
GRANTOR: SORENSON MARTHA H						
GRANTEE: CHEWIE & FRIENDS 3						
2599/0139	10/27/2022	WD	Q	I	01	500,000
GRANTOR: BCH TRUST						
GRANTEE: SORENSON MARTHA H						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1994] W16S6 BAS=[YR=2022] S32 FOP=[YR=1994] S3E16N3W16$ E16N32W16$ E16N6$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 203,350 Market: 0 Agricultural: 0 Common: 203,350 PRINTED 07/09/2026 BY SYS