BLK 3 LOT 1 & PT JOHN BACHELOT
GRANT SEC 14-3N-29E
IN OR 2458/1941

MARSHALL JACQUELINE A
1805 PROVIDENCE FARMS LANE
ALPHARETTA, GA 30009

2026

00-00-31-1520-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

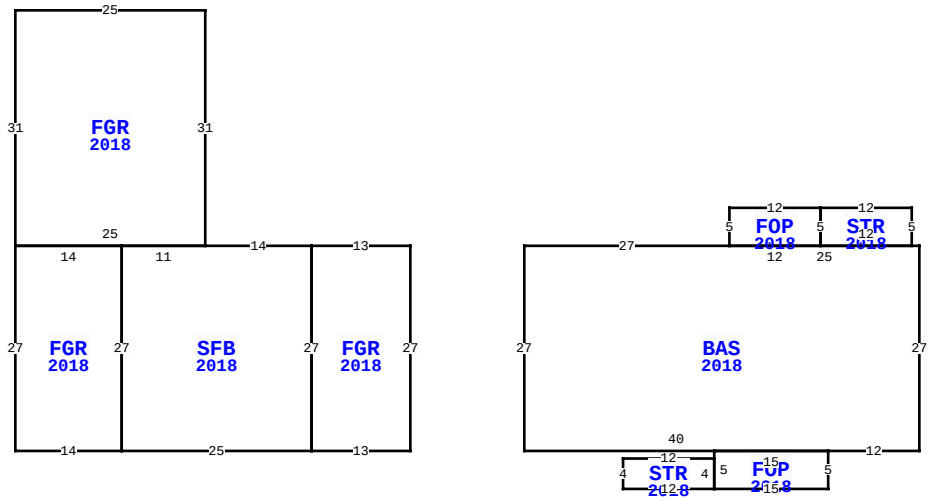
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1057.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2018	1,404	269,121
FGR	351	55	2018	193	36,995
FGR	378	55	2018	208	39,870
FGR	775	55	2018	426	81,657
FOP	60	30	2018	18	3,450
FOP	75	30	2018	22	4,217
SFB	675	80	2018	540	103,508
STR	48	10	2018	5	958
STR	60	10	2018	6	1,150
TOTALS	3,826			2,822	540,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,822	119.0400	197.61	557,655	2018	2018	0	0	0	3.00	97.00

1 SFR CUST 0% - 0 Heated Area: 1944 HX Base Yr



421 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	04/27/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	540,925
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	637,500
TOTAL MARKET VALUE	1,178,425
SOH/AGL Deduction	40,473
ASSESSED VALUE	1,137,952
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,137,952
TOTAL JUST VALUE	1,178,425
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,098,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171768	CO ISSUED	0	05/29/2018
20171768	NEW CONSTR	261,096	06/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2458/1941	4/30/2021	WD	Q	I	02	795,000
GRANTOR: ZAENGLEIN JAMES M						
GRANTEE: MARSHALL JACQUELINE						
2040/0538	4/13/2016	WD	U	V	37	65,000
GRANTOR: ROBINSON FAYE ET AL						
GRANTEE: ZAENGLEIN JAMES M						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W13 SFB=[YR=2018] W14 FGR=[YR=2018] N31 W25 S31 FGR=[YR=2018] S27 E14 N27 W14$ E25$ W11 S27 E25 N27$ S27 E13 N27$ PTR=E15 BAS=[YR=2018] E27 FOP=[YR=2018] N5 E12 STR=[YR=2018] E12 S5 W12 N5$ S5 W12$ E25 S27 W12 FOP=[YR=2018] S5 W15 STR=[YR=2018] W12 N4 E12 S4$ N5 E15$ W40 N27$ 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

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-3	75.00	148.00	75.00	FF		1.00	1.00	1.00	8,500.00	8,500.00	637,500							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 637,500 Market: 0 Agricultural: 0 Common: 637,500 PRINTED 07/09/2026 BY SYS