BLK 3 LOT 2 OF OCEAN CITY
NORTH PORTION R/P PBK 2/38 &
PT OF LOT 20 OF OCEAN VIEW

BENNETT STETSON F III
5701 FAIRWAY LN
BLACKSHEAR, GA 31516

2026

00-00-31-1520-0003-0020

BUILDING CHARACTERISTICS

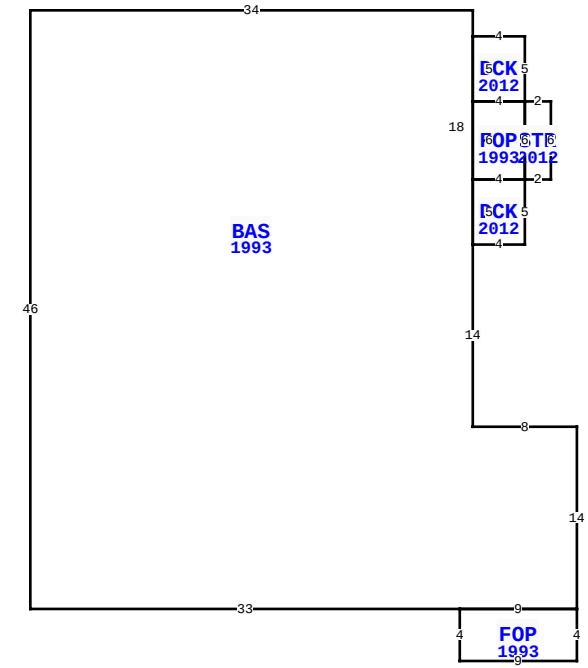
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
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	1,676	100	1993	1,676	236,714
DCK	20	10	2012	2	283
DCK	20	10	2012	2	283
FOP	24	30	1993	7	989
FOP	36	30	1993	11	1,553
STR	12	10	2012	1	141
TOTALS	1,788			1,699	239,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,699	112.9000	156.93	266,624	1945	2005	0	0	0	10.00	90.00

1 SNGL FAM 0% - 0 Heated Area: 1676 HX Base Yr



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

425 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
2	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	1995	1995	04	85	42,500	
7	0911	SCRN RM A	0	0	11	31	341.00	SF	18.00	18.00	100	1997	1997	3	20	1,228	
8	0510	GARAGE WD-	0	0	20	24	480.00	SF	35.00	35.00	100	1973	1973	3	20	3,360	
9	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	2002	2002	3	20	32	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	239,962
TOTAL MARKET OB/XF VALUE	47,120
TOTAL LAND VALUE - MARKET	637,500
TOTAL MARKET VALUE	924,582
SOH/AGL Deduction	110,656
ASSESSED VALUE	813,926
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	813,926
TOTAL JUST VALUE	924,582
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	817,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121273	RE-ROOF	7,000	06/27/2012
20121046	200AMP UNDRG.& ME	1,200	06/08/2012
20020497	STUCCO & WINDOW R	16,000	03/21/2002
969539	REPAIR/RRF	2,530	08/22/1996
8130	REPAIR/RRF	1,000	02/04/1994
5788B	REPAIR/RRF	1,615	02/08/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/0354	10/28/2020	WD	Q	I	01	635,000
GRANTOR: ROBINSON FAYE						
GRANTEE: BENNETT STETSON F I						
0298/0589	8/01/1979	WD	Q	I		45,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S46 E33 FOP=[YR=1993] S4 E9 N4 W9 $ E9 N14 W8 N14 DCK=[YR=2012] E4N5 STR=[YR=2012] E2N6W2 DCK=[YR=2012] N5W4S5E4$S6$ FOP=[YR=1993] N6W4S6E4$W4S5$ N18$.

LAND DESCRIPTION

TOTAL OB/XF 47,120

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	138.00	75.00	FF		1.00	1.00	1.00	8,500.00	8,500.00	637,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 637,500 Market: 0 Agricultural: 0 Common: 637,500 PRINTED 07/09/2026 BY SYS