

BLOCK 4 LOT 4
OCEAN CITY NORTH PORTION R/P
PBK 2/38

DAVIS FRANKLIN B & AMELIA DUNN L/E/
130 POWERS PLANTATION CT
MACON, GA 31220

2026

00-00-31-1520-0004-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-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
APT	756	100	1993	756	94,291
APT	1,120	100	1993	1,120	139,690
FGR	364	55	1993	200	24,945
FOP	72	30	1993	22	2,744
FOP	240	30	1993	72	8,980
UST	528	45	1993	238	29,684

TOTALS	3,080			2,408	300,334
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	
2	1241	WD DECK G	0	0	15	4	60.00	UT	11.50	11.50	
3	1241	WD DECK G	0	0	13	4	124.00	UT	11.50	11.50	
5	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000800	C	MULTI-FAMILY	0	0006	R-3	75.00	99.00	75.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	2,408	106.8200	148.48	357,540	1967	1990	0	0	16.00	84.00
1 DUPLEX 0% - 0 Heated Area: 1876 HX Base Yr											

551 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	04/27/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1980	1980	3	20	576	
2	1241	WD DECK G	0	0	15	4	60.00	UT	11.50	11.50	100	2002	2002	3	28	193	
3	1241	WD DECK G	0	0	13	4	124.00	UT	11.50	11.50	100	2002	2002	3	28	399	
5	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

TOTAL OB/XF											
51,168											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 2											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						300,334					
TOTAL MARKET OB/XF VALUE						51,168					
TOTAL LAND VALUE - MARKET						637,500					
TOTAL MARKET VALUE						989,002					
SOH/AGL Deduction						110,811					
ASSESSED VALUE						878,191					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						878,191					
TOTAL JUST VALUE						989,002					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						897,435					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-1042	HRDI SIDE	25,000	04/29/2025
2023-0698	POOL	65,000	01/02/2024
20091484	OTHER	750	10/29/2009
20052565	REPAIR/RRF	5,000	08/30/2005
20021834	XFOB	2,000	10/23/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2823/1148	10/17/2025	LE	U	I	11	100	
GRANTOR: DAVIS FRANKLIN B & AM							
GRANTEE: DAVIS FAMILY LIVING							
2569/0239	11/01/2021	WD	U	I	11	100	
GRANTOR: AMELIA 551 LLC							
GRANTEE: DAVIS FRANKLIN B &							

BUILDING NOTES											
BUILDING DIMENSIONS											
APT=[YR=1993;ORIG=15,0] E22 E18 S28 W40 N28 \$											
APT=[YR=1993;ORIG=-13,0] W8 W19 S28 E27 N28 \$											
UST=[YR=1993;ORIG=-21,0] N22 W24 S22 E24 \$											
FGR=[YR=1993;ORIG=0,0] W13 S28 E13 N28 \$											
FOP=[YR=1993;ORIG=55,28] S6 W40 N6 E40 \$											
FOP=[YR=1993;ORIG=37,0] N4 E18 S4 W18 \$											
PTR=[ORIG=0,0] E15 W15 \$											