

BLK 9 LOT 6 & PT OF LOT
PT OR 2021/540
OCEAN CITY S/D DBK U/384

THORNHILL TIMOTHY D & LEA/
3799 OLD US 41 SOUTH
LAKE PARK, GA 31636

2026

00-00-31-1520-0009-0060



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	06	CUST PANEL 90
Interior Wall	09	DECORATIVE 10
Interior Floo	08	PINE WOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1061.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	170	15	2019	26	5,303
BAL	224	15	2020	34	6,935
BAS	1,729	100	1993	1,729	352,662
BAS	208	100	2020	208	42,426
DCK	50	10	2019	5	1,020
DCK	137	10	2019	14	2,855
FGR	496	55	2020	273	55,683
FOP	290	30	2019	87	17,745
FST	80	55	2020	44	8,975
FUS	1,722	100	1993	1,722	351,235
TOTALS	5,890			4,926	1,004,751

** This building has 11 Sub-Areas

584 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/07/2024 DC

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	1242	WD DECK A	0	0	4	6	24.00	SF	10.00	10.00

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2019	2019	3	78	187	

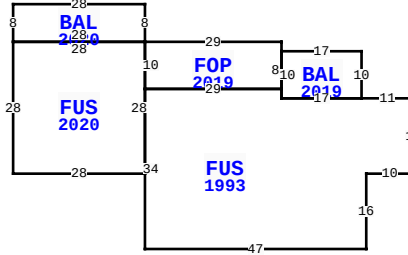
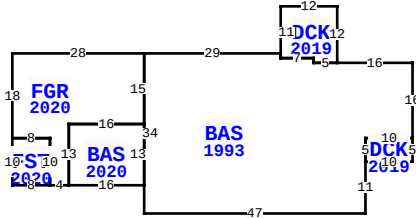
LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000120	C	RES OCEAN	0	0006	R-3	100.00	80.00	100.00	FF

TOTAL OB/XF										
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	18,000.00	18,000.00	1,800,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,800,000 Market: 0 Agricultural: 0 Common: 1,800,000 PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,926	128.6612	213.58	1,052,095	1925	2015		0	4.50	95.50
1 SFR CUST			0% - 0		Heated Area: 4443			HX Base Yr			



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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,004,751
TOTAL MARKET OB/XF VALUE		187
TOTAL LAND VALUE - MARKET		1,800,000
TOTAL MARKET VALUE		2,804,938
SOH/AGL Deduction		613,484
ASSESSED VALUE		2,191,454
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,191,454
TOTAL JUST VALUE		2,804,938
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,763,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190354	ADDITIONTR	114,281	06/20/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2021/0540	12/31/2015	WD	Q	I	05

GRANTOR: OCEANCITY 56 LLC
GRANTEE: THORNHILL TIMOTHY D

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W16 DCK=[YR=2019] N12 W12 S11 E7 S1 E5\$ W5 N1 W7 N1 W29 FGR=[YR=2020] W28 S18 FST=[YR=2020] S10 E8 N10 W8 \$ E8 S10 E4 BAS=[YR=2020] E16 N13 W16 S13 \$ N13 E16 N15 \$ S34 E47 N11DCK=[YR=2019] E10 N5 W10 S5\$ N5 E10 N16\$ PTR=E50 BAL=[YR=2020] N8 W28 S8 FUS=[YR=2020] S28 E28 N28 W28 \$ E28 \$ FOP=[YR=2019] E29 S2 BAL=[YR=2019] E17 S10 FUS=[YR=1993] E11 S16 W10 S16 W47 N34 E29 S2 E17\$ W17 N10\$ S8 W29 N10\$ W50\$.