BLK 10 LOT 3
IN OR 2230/1888
OCEAN CITY S/D DBK U/384

WILLIAMS JANE E
31 LOWER BAY ROAD
SANBORNTON, NH 03269

2026

00-00-31-1520-0010-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

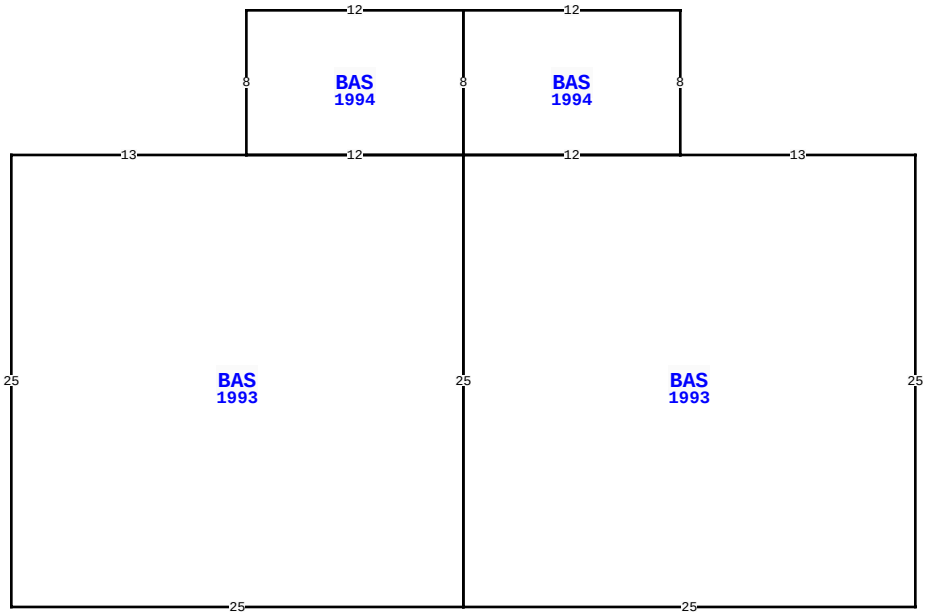
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	1993	625	74,496
BAS	625	100	1993	625	74,496
BAS	96	100	1994	96	11,442
BAS	96	100	1994	96	11,442
TOTALS	1,442			1,442	171,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,442	127.9824	177.90	256,532	1965	1965	0	0	0	33.00	67.00

1 DUPLEX 0% - 0 Heated Area: 1442 HX Base Yr



454 S FLETCHER AVE A&B, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	171,876
TOTAL MARKET OB/XF VALUE	3,728
TOTAL LAND VALUE - MARKET	1,575,000
TOTAL MARKET VALUE	1,750,604
SOH/AGL Deduction	502,309
ASSESSED VALUE	1,248,295
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,248,295
TOTAL JUST VALUE	1,750,604
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,593,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111270	H/AC	3,100	08/01/2011
20012543	REPAIR/RRF	2,200	11/20/2001
20010517	XFOB	9,400	03/22/2001
2004186	MECH OTHER	0	10/17/2000
2004131	ELEC OTHER	3,000	10/06/2000
2003672	REPAIR/RRF	0	08/09/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2230/1888	10/16/2018	WD	Q	I	01	900,000
GRANTOR: PAMELA A HART REV TRU						
GRANTEE: WILLIAMS JANE E						
1662/0839	2/09/2010	DG	U	I	30	100
GRANTOR: HART PAMELA A/K/A PAM						
GRANTEE: HART PAMELA A TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W13 W12 S25 E25 N25 $
BAS=[YR=1993;ORIG=-37,0] W13 S25 E25 N25 W12 $
BAS=[YR=1994;ORIG=-13,0] N8 W12 S8 E12 $
BAS=[YR=1994;ORIG=-25,-8] W12 S8 E12 N8 $
.

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
1	1241	WD DECK G	0	0	0	0	168.00	UT	23.00	23.00	100	2001	2001	3	27	1,043	
2	1241	WD DECK G	0	0	0	0	357.00	UT	23.00	23.00	100	2001	2001	3	27	2,217	
3	0416	DUNEWALKS	0	0	35	4	140.00	SF	15.00	15.00	100	2001	2001	3	20	420	
4	1242	WD DECK A	0	0	3	3	9.00	SF	13.50	13.50	100	2001	2001	3	20	24	
5	1242	WD DECK A	0	0	3	3	9.00	SF	13.50	13.50	100	2001	2001	3	20	24	

LAND DESCRIPTION

TOTAL OB/XF 3,728

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	000120	C	RES OCEAN	0	0006	R-3	75.00	85.00	75.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,575,000							

REVIEW DATE 07/14/2023 BY TWA Total Acres: 0.00 Total Land Value: 1,575,000 Market: 0 Agricultural: 0 Common: 1,575,000 PRINTED 07/09/2026 BY SYS