BLOCK 6 LOTS 6 7 & E35 FT OF
LOTS 26 & 27 IN OR 2417/208
SEAVIEW SUB PB 1/7

CAMPBELL CAROLE EAST REV TRUST/CAMPBELL CAROLE EAS
420 FERRY LANDING NW
ATLANTA, GA 30328

2026

00-00-31-1680-0006-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

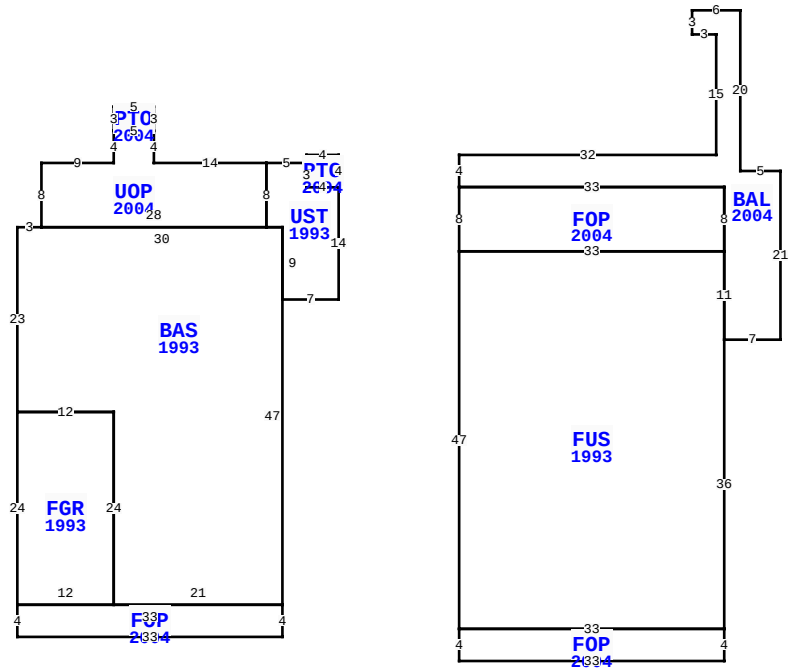
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	346	15	2004	52	9,297
BAS	1,263	100	1993	1,263	225,812
FGR	288	55	1993	158	28,249
FOP	132	30	2004	40	7,152
FOP	132	30	2004	40	7,152
FOP	264	30	2004	79	14,124
FUS	1,551	100	1993	1,551	277,304
PTO	15	5	2004	1	179
PTO	16	5	2004	1	179
UOP	244	20	2004	49	8,761
TOTALS	4,374			3,289	588,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	11	3,289	146.5836	203.75	670,134	1956	2000	0	0	0	12.25	87.75

1 DUPLEX 0% - 0 Heated Area: 2814 HX Base Yr



** This building has 11 Sub-Areas

3780 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	588,043
TOTAL MARKET OB/XF VALUE	7,891
TOTAL LAND VALUE - MARKET	1,050,000
TOTAL MARKET VALUE	1,645,934
SOH/AGL Deduction	37,833
ASSESSED VALUE	1,608,101
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,608,101
TOTAL JUST VALUE	1,645,934
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,536,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222374	ADDITION	55,000	10/14/2022
20170799	2ND DECK	11,000	03/20/2017
20150806	DUNEWALK	3,500	04/15/2015
20111329	REMODEL	5,000	08/09/2011
20090413	REPAIR/RRF	12,000	04/02/2009
B0040073	REMODEL	125,000	01/18/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2417/0208	12/11/2020	SW	U	I	11	100
GRANTOR: CAMPBELL CAROLE E						
GRANTEE: CAMPBELL CAROLE EAS						
1133/1825	5/01/2003	WD	Q	I		765,000
GRANTOR: OATES WALTER M						
GRANTEE: CAMPBELL CAROLE E						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2004] W4 S1 UST=[YR=1993] W5 UOP=[YR=2004] W14 N4 PTO=[YR=2004] N3 W5 S3 E5 $ W5 S4 W9 S8 BAS=[YR=1993] W3 S23 FGR=[YR=1993] S24 FOP=[YR=2004] S4 E33 N4 W33 $ E12 N24 W12 $ E12 S24 E21 N47 W30 $ E28 N8 $ S8 E2 S9 E7 N14 W4 N3 $ S3 E4 N4 $ PTR= E15 BAL=[YR=2004] E32 N15 W3 N3 E6 S20 E5 S21 W7 FUS=[YR=1993] S36 FOP=[YR=2004] S4 W33 N4 E33 $ W33 N47 E33 S11 $ N11 FOP=[YR=2004] W33 N8 E33 S8 $ N8 W33 N4 $ 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
2	1126	CB/STC 8"	0	0	0	0	1,156.00	SF	8.00	8.00	100	1990	1990	3	54.5	5,040	
3	0416	DUNEWALKS	0	0	330	4	1,320.00	SF	9.00	9.00	100	2007	2007	3	24	2,851	

LAND DESCRIPTION

TOTAL OB/XF 7,891

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		R-1	50.00	400.00	50.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,050,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,050,000 Market: 0 Agricultural: 0 Common: 1,050,000 PRINTED 07/09/2026 BY SYS