

BLOCK 7 LOTS 12 13 E 35 FT
OF 20 21
IN OR 2380/1000

AIKEN RICHARD ANTHONY/AIKEN STEWART W
31 CARLTON DR NE
ATLANTA, GA 30342

2026

00-00-31-1680-0007-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

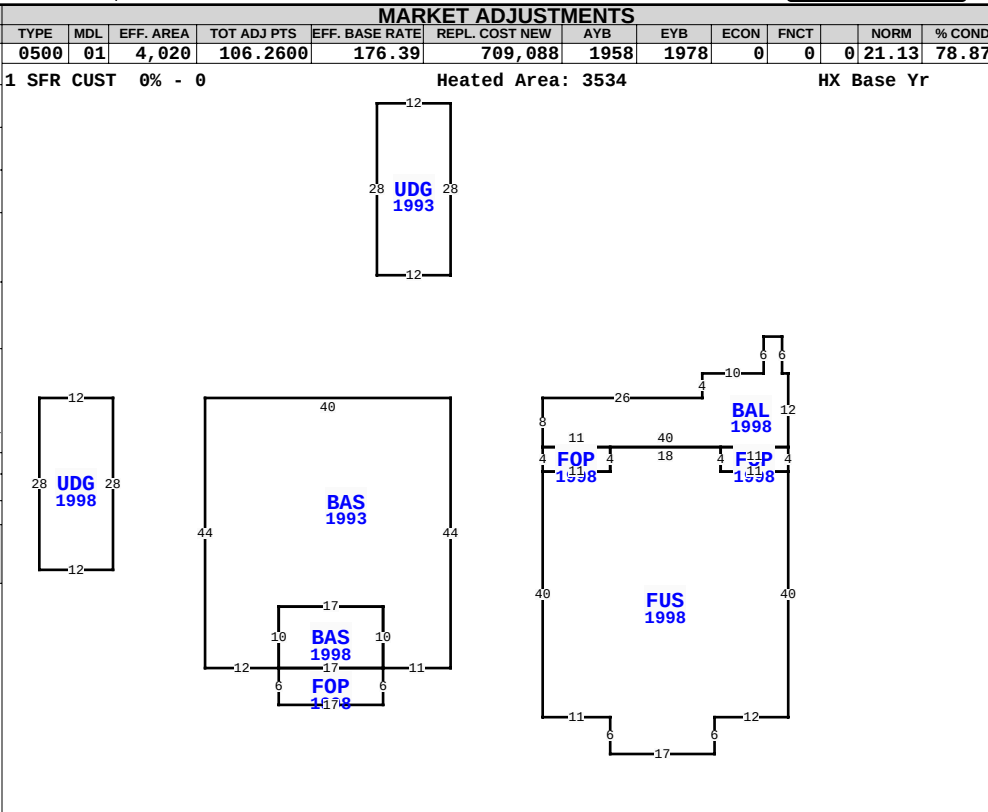
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	394	15	1998	59	8,208
BAS	1,590	100	1993	1,590	221,199
BAS	170	100	1998	170	23,650
FOP	44	30	1998	13	1,808
FOP	44	30	1998	13	1,808
FOP	102	30	1998	31	4,313
FUS	1,774	100	1998	1,774	246,797
UDG	336	55	1993	185	25,737
UDG	336	55	1998	185	25,737

TOTALS	4,790			4,020	559,258
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
2	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100
5	0416	DUNEWALKS	0	0	182	4	728.00	SF	18.00	18.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000120	C	RES OCEAN	0		R-1	50.00	400.00	50.00	FF	



3900 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	04/24/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
4,521											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		559,258	
TOTAL MARKET OB/XF VALUE		4,521	
TOTAL LAND VALUE - MARKET		1,050,000	
TOTAL MARKET VALUE		1,613,779	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,613,779	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,613,779	
TOTAL JUST VALUE		1,613,779	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,673,775	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090691	H/AC	2,641	06/03/2009
B969900	NEW CONSTR	126,758	06/27/1996
5258	OTHER	0	03/03/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2380/1000	7/29/2020	WD	U	I	30	230,000
GRANTOR: AIKEN RICHARD ANTHONY						
GRANTEE: AIKEN RICHARD A & S						
1890/1058	11/15/2013	WD	U	I	16	50,000
GRANTOR: AIKEN ROBERT SCOTT						
GRANTEE: AIKEN JAMES HOBERT						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W40 S44 E12 FOP=[YR=1998] S6 E17 N6											
BAS=[YR=1998] N10 W17 S10 E17 S W17\$ N10 E17 S10 E11 N44\$											
PTR=E15 BAL=[YR=1998] E26 N4 E10 N6 E3 S6 E1 S12											
FOP=[YR=1998] S4 FUS=[YR=1998] S40 W12 S6 W17 N6 W11 N40											
FOP=[YR=1998] N4 E11 S4 W11\$ E11 N4 E18 S4 E11\$ W11 N4 E11\$											
W40 N8\$ W15\$ PTR=W55 UDG=[YR=1998] W12 S28 E12 N28\$ E55\$											
PTR=N20 UDG=[YR=1993] N28 W12 S28 E12\$ S20\$.											