

LOT 344-B
F/N/A PT LOTS 3-5 & S 12.5 FT
OF ADJ R/W STRATHMORE PLACE

ARMSTRONG ANTHONY H JR & CARLA B
200 LITTLE CREEK ROAD
JESUP, GA 31546

2026

00-00-31-179D-344B-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	2.5	2.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1092.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100	1993	72	8,812
FCP	481	25	1993	120	14,687
FOP	60	30	1993	18	2,203
FST	171	55	1993	94	11,505
FUS	439	100	1993	439	53,730
FUS	944	100	1993	944	115,539

TOTALS	2,167			1,687	206,476
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0416	DUNEWALKS	0	0	1	292	292.00	SF	15.00
4	1242	WD DECK A	0	0	5	11	55.00	SF	10.00
5	1242	WD DECK A	0	0	2	28	56.00	SF	10.00
6	1241	WD DECK G	0	0	1	292	292.00	UT	11.50
7	1242	WD DECK A	0	0	11	14	154.00	SF	10.00
8	1241	WD DECK G	0	0	8	13	104.00	UT	15.53

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	0	0006	R-3	30.00	200.00	30.63

REVIEW DATE	02/05/2024	BY	TWA
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,687	128.8000	135.24	228,150	1988	2005	0	0	9.50	90.50
1 TOWNHOUSE 0% - 0											
Heated Area: 1455											
HX Base Yr											

344 S FLETCHER AVE	B, FERNANDINA BEACH	03/11/2025	DC
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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	0416	DUNEWALKS	0	0	1	292	292.00	SF	15.00	15.00	100	1988	1988	3	20	876	
4	1242	WD DECK A	0	0	5	11	55.00	SF	10.00	10.00	100	1988	1988	3	20	110	
5	1242	WD DECK A	0	0	2	28	56.00	SF	10.00	10.00	100	1988	1988	3	20	112	
6	1241	WD DECK G	0	0	1	292	292.00	UT	11.50	11.50	100	1988	1988	3	20	672	
7	1242	WD DECK A	0	0	11	14	154.00	SF	10.00	10.00	100	1988	1988	3	20	308	
8	1241	WD DECK G	0	0	8	13	104.00	UT	15.53	15.53	100	1988	1988	3	20	323	

TOTAL OB/XF															2,401	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VAL				
06	R-3	30.00	200.00	30.63	FF		1.00	1.00	1.00	21,000.00	21,000.00					

Total Acres:	0.00	Total Land Value:	643,230	Market:	0	Agricultural:	0	Common:	643,230
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										206,476	
TOTAL MARKET OB/XF VALUE										2,401	
TOTAL LAND VALUE - MARKET										643,230	
TOTAL MARKET VALUE										852,107	
SOH/AGL Deduction										4,785	
ASSESSED VALUE										847,322	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										847,322	
TOTAL JUST VALUE										852,107	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										865,170	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222669	RMDL KIT, BATH, FLO	75,000	01/26/2023
20110569	REPAIR/RRF	2,000	04/15/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2451/0311	4/09/2021	QC	U	I	11	538,700	
GRANTOR: WINDWARD PROPERTIES L							
GRANTEE: ARMSTRONG ANTHONY H							
2323/0478	12/02/2019	WD	Q	I	02	616,600	
GRANTOR: LAWS JOHN S JR & KARE							
GRANTEE: WINDWARD PROPERTIES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FUS=[YR=1993] W9 N10 W13 S47 FOP=[YR=1993] S5 E12 N5 W12 \$ E22 N37 \$ PTR= E15 FUS=[YR=1993] E17 S27 W13 N5 W4 N22 \$ W15 \$ PTR= W40 FCP=[YR=1993] W13 S10 FST=[YR=1993] W9 S19 BAS=[YR=1993] S8 E9 N8 W9 \$ E9 N19 \$ S27 E13 N37 \$ E40 \$.									