BLOCK 13 LOT 32
CITY OF FDNA BEACH

996 GREENWOOD ATLANTA LLC
3100 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0013-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		10 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

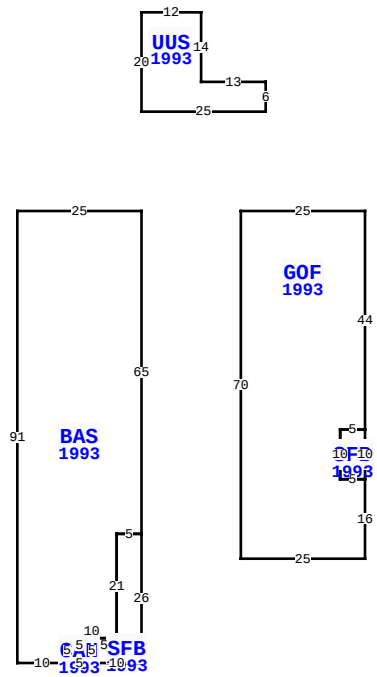
DOR CODE	1200	STORE/OFFICE/RES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.0200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,095	100	1993	2,095	519,328
CAN	25	30	1993	8	1,983
GOF	1,700	110	1993	1,870	463,553
SFB	50	80	1993	40	9,916
SFB	155	80	1993	124	30,738
UUS	318	50	1993	159	39,415
TOTALS	4,343			4,296	1,064,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1702	04	4,296	117.6672	375.59	1,613,535	1900	1995	0	0	0	34.00	66.00

1 SUP OFFICE 0% - 0 Heated Area: 3959 HX Base Yr



308 CENTRE ST, FERNANDINA BEACH

BLD DATE	02/09/2022	KK	LGL DATE		
XF DATE	02/09/2022	KK	LAND DATE	05/04/2026	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,064,933
TOTAL MARKET OB/XF VALUE		281
TOTAL LAND VALUE - MARKET		437,500
TOTAL MARKET VALUE		1,502,714
SOH/AGL Deduction		125,216
ASSESSED VALUE		1,377,498
TOTAL EXEMPTION VALUE	HI	0
BASE TAXABLE VALUE		1,377,498
TOTAL JUST VALUE		1,502,714
NCON VALUE		0
INCOME VALUE		1247608
PREVIOUS YEAR MKT VALUE		1,357,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160429	INSTALL FLAT ROOF	10,000	02/17/2016
20090825	REPAIR/RRF	200	06/26/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2503/0647	10/06/2021	WD	Q	I	01	1,667,500
GRANTOR: STEWART MONTIETH						
GRANTEE: 996 GREENWOOD ATLAN						
0888/0685	6/23/1999	WD	Q	I		395,000
GRANTOR: MCCLELLAN MILDRED & K						
GRANTEE: STEWART MONTIETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S91 E10 CAN=[YR=1993] E5 SFB=[YR=1993] E10 N26 W5 S21 W5 S5$ N5 W5 S5$ N5 E10 N21 E5 N65$ PTR=N20
UUS=[YR=1993] N20 E12 S14 E13 S6 W25$ S20$ PTR=E20
GOF=[YR=1993] E25 S44 SFB=[YR=1993] S10 W5 N10 E5$ W5 S10 E5 S16 W25 N70$ W20$.

EXTRA FEATURES

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	0810	CONCRETE A	0	0	9	24	216.00	SF	6.50	6.50	100	1960	1960	3	20	281	

LAND DESCRIPTION

TOTAL OB/XF 281

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001200	C	STORE COMB	0	0003	C-3	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	175.00	175.00	437,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 437,500 Market: 0 Agricultural: 0 Common: 437,500 PRINTED 07/09/2026 BY SYS