

BLOCK 2 LOT 11
IN OR 485/438 & OR 1573/156
AMERICAN BEACH SUB 1 PB 2/42

LUNSFORD ELIZABETH/HUFF LULA TRSTE OF RESIDUE TRT
4301 HAMMERSTONE COURT
NORCROSS, GA 30092

2023

00-00-30-010A-0002-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

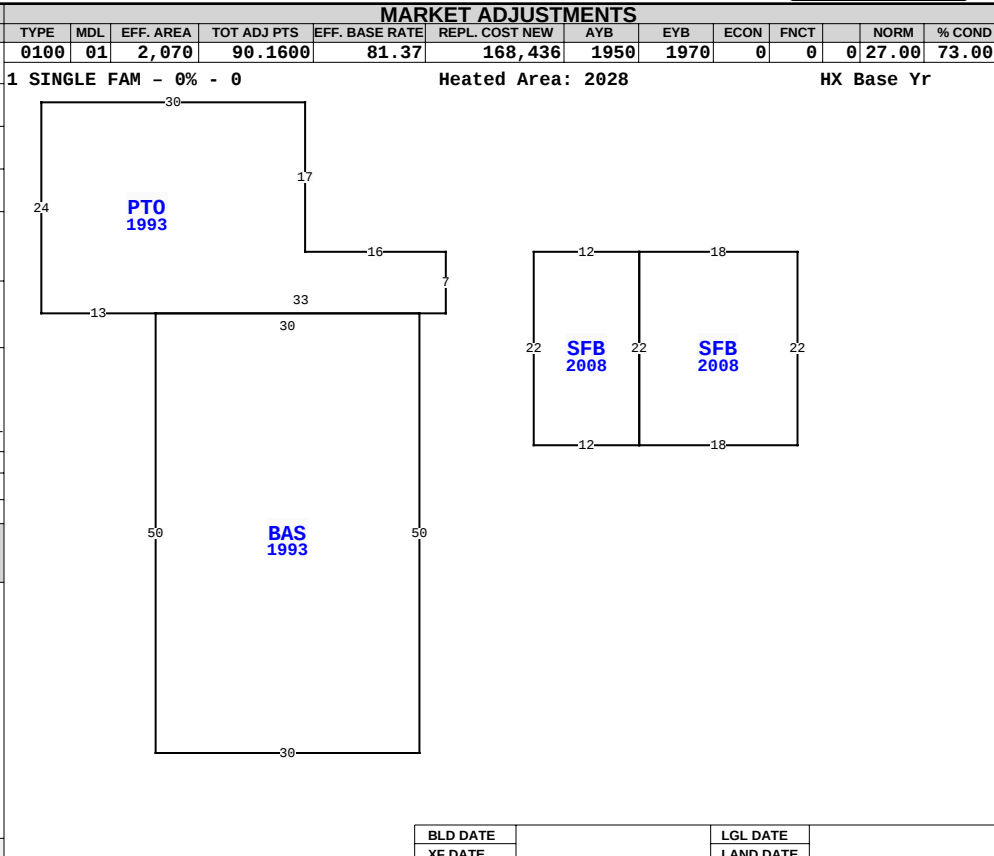
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	89,100
PTO	832	5	42	2,495
SFB	264	80	211	12,533
SFB	396	80	317	18,830
TOTALS	2,992		2,070	122,958

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	396.00	SF	6.50	6.50	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
3	0810	CONCRETE A	0	0	0	0	396.00	SF	6.50	6.50	
4	1242	WD DECK A	0	0	58	4	232.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000120	C	SFR OCN FT	0		RS-2	50.00	100.00	50.00	FF	

REVIEW DATE 09/26/2018 BY DJA



5460 GREGG ST, FERNANDINA BEACH											
BLD DATE			LGL DATE								
XF DATE			LAND DATE								
INC DATE			AG DATE								

TOTAL OB/XF											
2,194											

Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		122,958	
TOTAL MARKET OB/XF VALUE		2,194	
TOTAL LAND VALUE - MARKET		800,000	
TOTAL MARKET VALUE		925,152	
SOH/AGL Deduction		309,978	
ASSESSED VALUE		615,174	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		615,174	
TOTAL JUST VALUE		925,152	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		789,852	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21816	REMODEL	15,000	08/01/2008
E006760	CHNGE SRVC	400	03/01/2000
M004345	H/AC	0	03/01/2000
E973651	CHNGE SRVC	0	04/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1573/0156	6/23/2008	PR U	I	01		100	
GRANTOR: HUFF LULA L P/R							
GRANTEE: HUFF LULA L TRUSTEE							
0258/0688	2/01/1978	WD Q	I			14,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=1993] W16 N17 W30 S24 E13 BAS=[YR=1993] S50 E30 N50 W30\$ E33 N7\$ PTR=E10 SFB=[YR=2008] E12 SFB=[YR=2008] E18 S22 W18 N22\$ S22 W12 N22\$ W10\$.											

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