BLOCK 9 LOT 74
IN OR 1941/907 & OR 1941/909
AMERICAN BEACH SUB 1 PB 2/42

OGLESBY FORT M & JANET P
205 E FRANKLIN ST
HARTWELL, GA 30643-2187

2023

00-00-30-010A-0009-0740

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

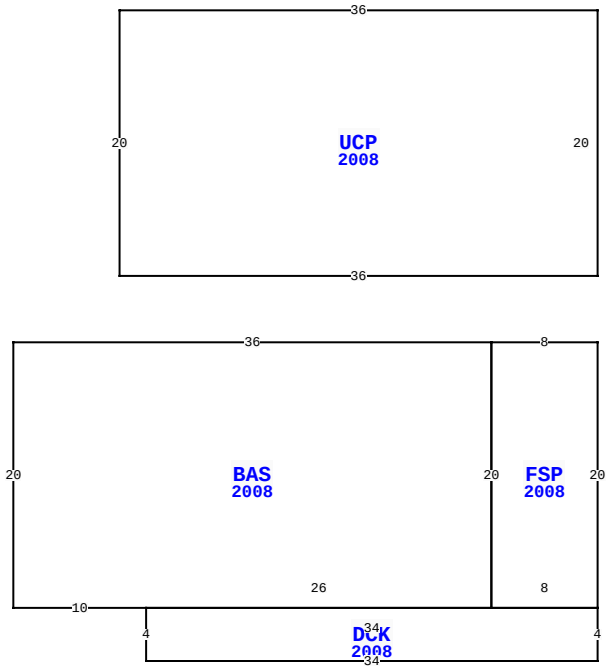
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	57,354
DCK	136	10	14	1,115
FSP	160	40	64	5,098
UCP	720	20	144	11,471
TOTALS	1,736		942	75,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	942	104.7600	94.55	89,066	1988	1988	0	0	0	15.75	84.25

1 SINGLE FAM – 0% - 0 Heated Area: 720 HX Base Yr



1821 JULIA ST, FERNANDINA BEACH

BLD DATE	09/24/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	75,038
TOTAL MARKET OB/XF VALUE	2,307
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	377,345
SOH/AGL Deduction	213,708
ASSESSED VALUE	163,637
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,637
TOTAL JUST VALUE	377,345
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1941/0909	10/07/2014	PR	U	I	19	100
GRANTOR: GORDON SHARON STEWART						
GRANTEE: OGLESBY FORT M & JA						
1941/0907	10/07/2014	WD	U	I	16	125,300
GRANTOR: BURWELL CHARLOTTE WOO						
GRANTEE: OGLESBY FORT M & JA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2008] W8 BAS=[YR=2008] W36 S20 E10 DCK=[YR=2008] S4 E34 N4 W34$ E26 N20 $ S20 E8 N20$ PTR=N25 UCP=[YR=2008] W36 S20 E36 N20$ S25$.

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
1	0810	CONCRETE A	0	0	20	18	360.00	SF	6.50	6.50	100	1993	1993	3	68	1,591	
2	0810	CONCRETE A	0	0	18	3	54.00	SF	6.50	6.50	100	1993	1993	3	68	239	
3	0810	CONCRETE A	0	0	12	9	108.00	SF	6.50	6.50	100	1993	1993	3	68	477	

LAND DESCRIPTION

TOTAL OB/XF 2,307

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	000100	C	SFR	0		RS-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	300,000							

REVIEW DATE 07/12/2019 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS