LOT 56
IN OR 1390/1765-1768
CASHEN WOOD SUB PB 5/221

RITZ STEPHEN J & ANGELITA A
989 HOLLY HEDGE ROAD
STONE MOUNTAIN, GA 30083

2023

00-00-30-0174-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

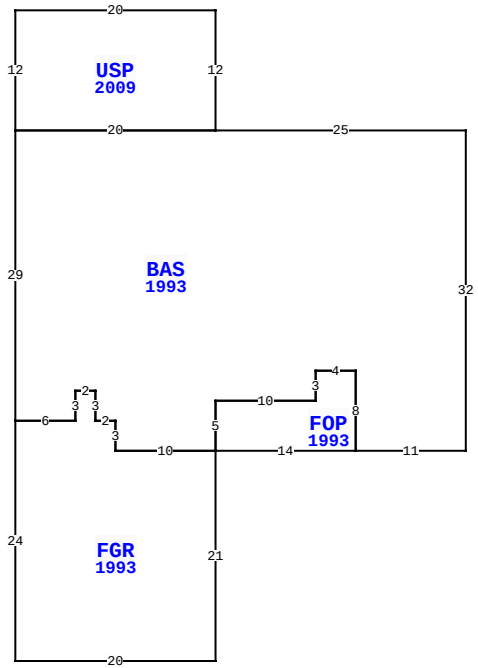
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,322	100	1,322	167,755
FGR	456	55	251	31,850
FOP	82	30	25	3,172
USP	240	30	72	9,136
TOTALS	2,100		1,670	211,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,670	125.3500	148.85	248,580	1992	1992	0	0	0	14.75	85.25

1 SNGL FAM – 0% - 0 Heated Area: 1322 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

2133 CASHEN WOOD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	211,914
TOTAL MARKET OB/XF VALUE	4,962
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	316,876
SOH/AGL Deduction	76,122
ASSESSED VALUE	240,754
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,754
TOTAL JUST VALUE	316,876
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7907	NEW CONSTR	54,940	03/09/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1390/1768	2/22/2006	WD	U	I	06	58,000
GRANTOR: BROWN KRISTIN BARRETT						
GRANTEE: RITZ STEPHEN J & AN						
1390/1767	2/22/2006	WD	U	I	06	58,000
GRANTOR: BARRETT THOMAS E P/R						
GRANTEE: RITZ STEPHEN J & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 USP=[YR=2009] N12 W20 S12 E20 $ W20 S29 FGR=[YR=1993] S24 E20 N21 W10 N3 W2 N3 W2 S3 W6 $ E6 N3 E2 S3 E2 S3 E10 FOP=[YR=1993] E14 N8 W4 S3 W10 S5 $ N5 E10 N3 E4 S8 E11 N32 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
2	0811	CONCRETE B	0	0	0	0	691.00	SF	5.20	5.20	100	1992	1992	3	66	2,372	

LAND DESCRIPTION

TOTAL OB/XF 4,962

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	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 05/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS