

LOT 56
IN OR 1793/1817
EGANS BLUFF #3 PB 5/243

CAMP DANIEL D & LESLIE J
319 OAKBEND ST
SUMMERVILLE, SC 29486

2023

00-00-30-021C-0056-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																			
Exterior Wall	12	CEDAR 80	0900	01	2,535	123.6480	146.83	372,214	1990	1995	0	0	14.85	85.15	VALUATION BY																			
Exterior Wall	20	FACE BRICK 20	1 SNGL FAM - 0% - 0												Tax Group: 8																			
Roof Structur	03	GABLE/HIP 100	Heated Area: 2215												Tax Dist:																			
Roof Cover	03	COMP SHNGL 100	HX Base Yr												BUILDING MARKET VALUE																			
Interior Wall	05	DRYWALL 100													TOTAL MARKET OB/XF VALUE																			
Interior Floo	14	CARPET 80													TOTAL MARKET VALUE - MARKET																			
Interior Floo	11	CLAY TILE 20													TOTAL MARKET VALUE																			
Air Condition	03	CENTRAL 100													SOH/AGL Deduction																			
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE																			
Bedrooms	4	100													TOTAL EXEMPTION VALUE																			
Bathrooms	2	100													BASE TAXABLE VALUE																			
Frame	02	WOOD FRAME 100													TOTAL JUST VALUE																			
Stories	1.	1. 100													NCON VALUE																			
Units	0	100													INCOME VALUE																			
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE																															
Quality															06	Quality Level 06																		
DOR CODE															0100	SINGLE FAMILY																		
MAP NUM															MKT AREA					02														
NEIGHBORHOOD/LOC															2031.00																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,215	100	2,215	276,932																														
FGR	484	55	266	33,257																														
FOP	54	30	16	2,000																														
FOP	126	30	38	4,751																														
TOTALS															2,879	2,535	316,940																	
EXTRA FEATURES															2880 PARK SQUARE PL, FERNANDINA BEACH																			
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	0811	CONCRETE B	0	0	0	0	880.00	SF	5.20	5.20	100	1990	1990	3	62	2,837																		
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450																		
3	0825	BRICK	0	0	0	0	35.00	SF	12.50	12.50	100	1990	1990	3	87	381																		
4	0861	POOL GUNIT	0	0	0	0	293.00	SF	85.00	85.00	100	1997	1997	3	21	5,230																		
5	0845	KOOL DECK	0	0	0	0	646.00	SF	7.25	7.25	100	1997	1997	3	75	3,513																		
6	0910	SCRN RM L	0	0	40	23	920.00	SF	15.00	15.00	100	1997	1997	3	20	2,760																		
LAND DESCRIPTION															TOTAL OB/XF										17,171									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000																	
REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS																																		