LOT 12
IN OR 2252/1544
EVERETT ACRES PB 5/11

ROGERS COLTON JACKSON
529 A BOWENS MILL RD
DOUGLAS, GA 31533

2023

00-00-30-0220-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

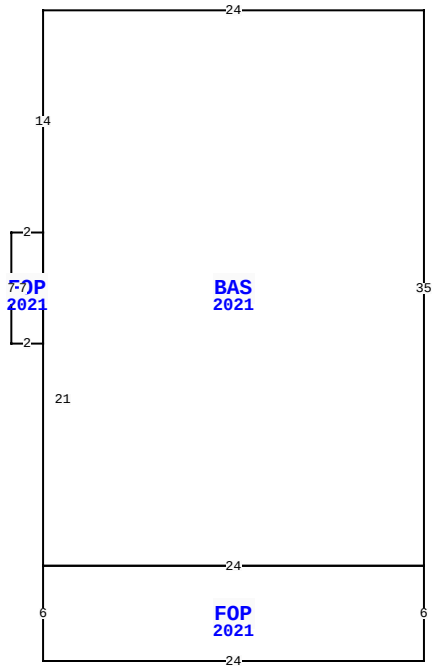
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	126,042
FOP	14	30	4	600
FOP	144	30	43	6,452
TOTALS	998		887	133,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	887	126.3600	150.05	133,094	2021	2021	0	0	0	0.00	100.00

2 SNGL FAM – 0% - 0 Heated Area: 840 HX Base Yr



1546 IAN DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	133,094
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	233,094
SOH/AGL Deduction	68,894
ASSESSED VALUE	164,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,200
TOTAL JUST VALUE	233,094
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20215122	CO ISSUED	0	05/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2252/1544	1/31/2019	WD	Q	V	01	58,000
GRANTOR: MIXON KEVIN C						
GRANTEE: ROGERS COLTON JACKS						
1576/1968	7/16/2008	PR	Q	I		38,000
GRANTOR: PINKNEY BENJAMIN ERVI						
GRANTEE: MIXON KEVIN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 S14 FOP=[YR=2021] W2 S7 E2 N7$ S21
FOP=[YR=2021] S6 E24 N6 W24$ E24 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100.00	54.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 08/12/2021 BY RKJH Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS