

LOT 44
IN OR 2040/831
FIVE POINTS # 2 PB 3/35

GUTHRIE GLENN THOMAS
109 HARVARD CT
KINGSLAND, GA 31548

2023

00-00-30-024B-0044-0000



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 2																	
Exterior Wall	19	COMMON BRK 80	0100	01	2,572	114.8160	103.62	266,511	1960	1985	0	0	0	26.10	73.90	VALUATION BY																
Exterior Wall	05	AVERAGE 20	1 SINGLE FAM - 0% - 0										Heated Area: 2212										HX Base Yr									
Roof Structur	03	GABLE/HIP 100											VALUATION SUMMARY																			
Roof Cover	03	COMP SHNGL 100											Tax Group: 8										Tax Dist:									
Interior Wall	04	PLYWOOD 50											BUILDING MARKET VALUE										201,445									
Interior Wall	05	DRYWALL 50											TOTAL MARKET OB/XF VALUE										3,566									
Interior Floo	14	CARPET 70											TOTAL LAND VALUE - MARKET										120,000									
Interior Floo	08	SHT VINYL 30											TOTAL MARKET VALUE										325,011									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										39,086									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										285,925									
Bedrooms	4	100											TOTAL EXEMPTION VALUE										0									
Bathrooms	2.5	100											BASE TAXABLE VALUE										285,925									
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE										325,011																			
Stories	2.	100	NCON VALUE										0																			
Units	0	100	INCOME VALUE										0																			
BUD8 Adjustme	05	DIST 1A 100	PREVIOUS YEAR MKT VALUE										333,803																			
Occupancy	00	NONE 100																														
Quality	03	Quality Level 03																														
DOR CODE	0100	SINGLE FAMILY																														
MAP NUM		MKT AREA	02																													
NEIGHBORHOOD/LOC	2001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,780	100	1,780	136,304																												
FGR	406	55	223	17,076																												
FOP	90	30	27	2,068																												
FST	60	55	33	2,527																												
FUS	432	100	432	33,081																												
USP	256	30	77	5,896																												
TOTALS	3,024		2,572	196,952																												
EXTRA FEATURES				1457 HOLLY DR, 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	23	805																
2	0811	CONCRETE B	0	0	0	0	865.00	SF	5.20	5.20	100	1970	1970	3	22	990																
3	0858	SCULP CONC	0	0	40	3	120.00	SF	13.00	13.00	100	1960	1960	3	39.8	621																
4	0810	CONCRETE A	0	0	19	18	342.00	SF	6.50	6.50	100	1976	1976	3	28	622																
5	0810	CONCRETE A	0	0	8	12	96.00	SF	6.50	6.50	100	1960	1960	3	20	125																
7	0351	CARPORT MT	0	0	18	20	360.00	SF	5.60	5.60	100	2000	2000	3	20	403																
LAND DESCRIPTION																																
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		RM	100.00	147.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000															
REVIEW DATE 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS																																

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