LOT 56
IN OR 1996/1678
ISLAND GROVE PHASE 2 PB 5/59

JOHNSON CHARLIE M & ANGELA A
232 VILLAGER DR
SAINT SIMONS ISLAND, GA 31522

2023

00-00-30-0310-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

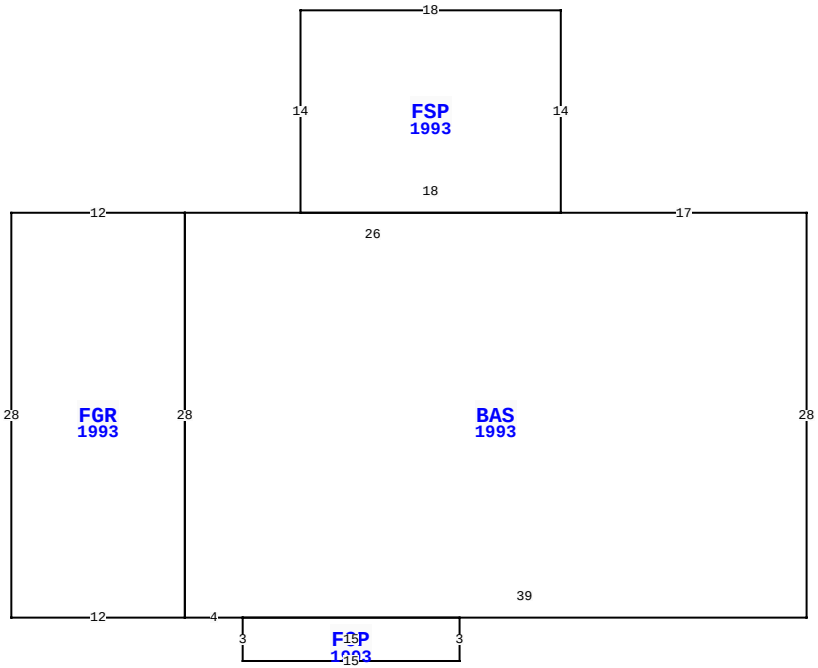
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,204	100	1,204	175,424
FGR	336	55	185	26,954
FOP	45	30	14	2,040
FSP	252	40	101	14,716
TOTALS	1,837		1,504	219,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,504	137.4756	163.25	245,528	1985	2000	0	0	0	10.75	89.25

1 SNGL FAM – 0% - 0 Heated Area: 1204 HX Base Yr



2117 SAPELO CT, 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	219,134
TOTAL MARKET OB/XF VALUE	5,543
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	334,677
SOH/AGL Deduction	0
ASSESSED VALUE	334,677
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	334,677
TOTAL JUST VALUE	334,677
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	347,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M972455	H/AC	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1996/1678	8/10/2015	WD	Q	I	01	215,000
GRANTOR: MOEN THOMAS G & SARAH						
GRANTEE: JOHNSON CHARLIE M &						
1929/1750	7/28/2014	WD	Q	I	01	165,000
GRANTOR: GERSTNER ALISHA L						
GRANTEE: MOEN THOMAS G & SAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FSP=[YR=1993] N14 W18 S14 E18 $ W26
FGR=[YR=1993] W12 S28 E12 N28$ S28 E4 FOP=[YR=1993] S3 E15 N3 W15$ E39 N28$.

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	57	16	912.00	SF	6.50	6.50	100	2006	2006	3	88	5,217	
2	0810	CONCRETE A	0	0	3	19	57.00	SF	6.50	6.50	100	2006	2006	3	88	326	

LAND DESCRIPTION

TOTAL OB/XF 5,543

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	105.00	109.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							

REVIEW DATE 01/18/2018 BY DJX Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS