LOT 26
OAK RIDGE #3 PB 5/220

LUTH JOANNA & JOHN/HAVILAND LISA A
9080 MARTIN ROAD
ROSWELL, GA 30076

2023

00-00-30-043C-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

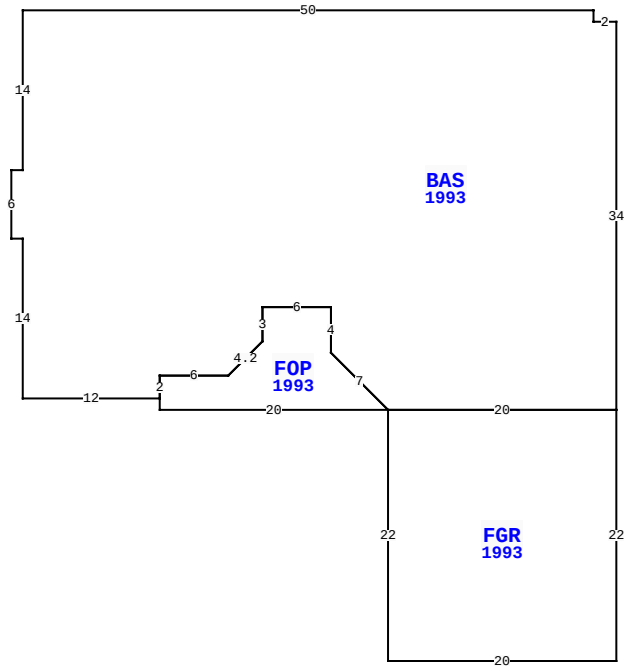
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,714	100	1,714	251,703
FGR	440	55	242	35,538
FOP	98	30	29	4,259
TOTALS	2,252		1,985	291,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,985	128.8161	152.97	303,645	1993	2013	0	0	0	4.00	96.00

1 SNGL FAM – 0% - 2023 Heated Area: 1714 HX Base Yr



1313 RIDGE 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	291,499
TOTAL MARKET OB/XF VALUE	5,879
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	432,378
SOH/AGL Deduction	0
ASSESSED VALUE	432,378
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	432,378
TOTAL JUST VALUE	432,378
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	403,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8642	NEW CONSTR	71,561	01/26/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2570/0844	6/14/2022	WD	Q	I	01	575,000
GRANTOR: HAVILAND DONN W & LIS						
GRANTEE: LUTH JOANNA & JOHN						
0678/0239	4/02/1993	WD	Q	I		105,300
GRANTOR: SEAWARD HOMES INC						
GRANTEE: HAVILAND DONN & LIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N1 W50 S14 W1 S6 E1 S14E12 FOP=[YR=1993] S1 E20 FGR=[YR=1993] S22 E20 N22W20$ L5 U5 N4 W6 S3 L3 D3 W6 S2$ N2 E6 U3 R3 N3 E6 S4 D5 R5 E20 N34$.

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	0811	CONCRETE B	0	0	0	0	620.00	SF	5.20	5.20	100	1993	1993	3	68	2,192	
2	0810	CONCRETE A	0	0	0	0	113.00	SF	6.50	6.50	100	1993	1993	3	68	499	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
4	1242	WD DECK A	0	0	10	12	120.00	SF	10.00	10.00	100	1993	1993	3	20	240	
5	0940	SHEDS/PORT	0	0	8	6	48.00	SF	30.00	30.00	100	1994	1994	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 5,879

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		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 07/31/2017 BY DJX Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS