LOT 601
THE SANDPIPER 1 PB 4/78 & 79

BREWER JANNA K & JAMES F
107 MIURFIELD RD
MACON, GA 31210

2023

00-00-30-0605-0601-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

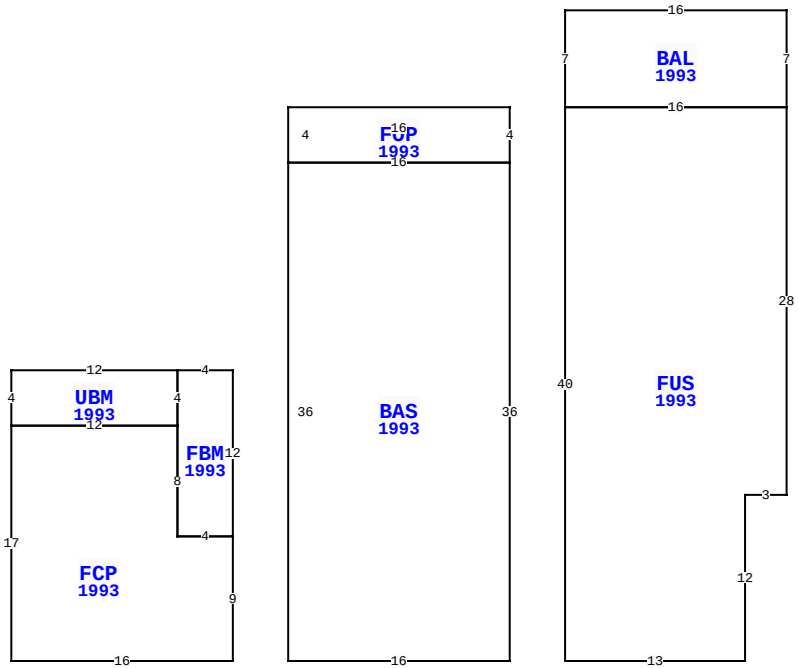
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	112	15	17	1,911
BAS	576	100	576	64,741
FBM	48	80	38	4,271
FCP	240	25	60	6,744
FOP	64	30	19	2,136
FUS	604	100	604	67,888
UBM	48	20	10	1,124
TOTALS	1,692		1,324	148,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,324	132.9328	126.29	167,208	1980	2000	0	0	0	11.00	89.00

1 TOWNHOUSE - 0% - 0 Heated Area: 1218 HX Base Yr



95152 SANDPIPER LOOP, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	148,815
TOTAL MARKET OB/XF VALUE	1,150
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	649,965
SOH/AGL Deduction	47,098
ASSESSED VALUE	602,867
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	602,867
TOTAL JUST VALUE	649,965
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	548,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2483/0638	7/29/2021	WD	Q	I	01	775,000
GRANTOR: TEAGUE GLYN W WEAKLEY						
GRANTEE: BREWER JANNA K & JA						
1593/0457	11/12/2008	WD	Q	I		700,000
GRANTOR: MILLER TY L & BONNIE						
GRANTEE: WEAKLEY GLYN W & BE						

BUILDING NOTES

BUILDING DIMENSIONS

FBM=[YR=1993] W4 UBM=[YR=1993] W12 S4 E12 N4$S4 FCP=[YR=1993] W12 S17 E16 N9 W4 N8$ S8 E4 N12$ PTR=E4 N19 FOP=[YR=1993] S4 BAS=[YR=1993] S36 E16 N36 W16$E16 N4 W16$ E20 N7 BAL=[YR=1993] S7 FUS=[YR=1993] S40 E13 N12 E3 N28 W16$E16 N7 W16$ S7 W20 S19 W4$.

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	0	0	360.00	SF	6.50	6.50	100	1980	1980	3	35	819	
2	1241	WD DECK G	0	0	16	9	144.00	UT	11.50	11.50	100	1980	1980	3	20	331	

LAND DESCRIPTION

TOTAL OB/XF 1,150

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	000120	C	SFR OCN FT	0		RS-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 02/15/2018 BY DJX Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/02/2023 BY SYS