LOTS 8 & 10
CASHEN LOT 20 PB 3/38

S&P HOUSING GROUP LLC
PO BOX 1598
CORNELIA, GA 30531

2023

00-00-30-0700-0008-0000

BUILDING CHARACTERISTICS

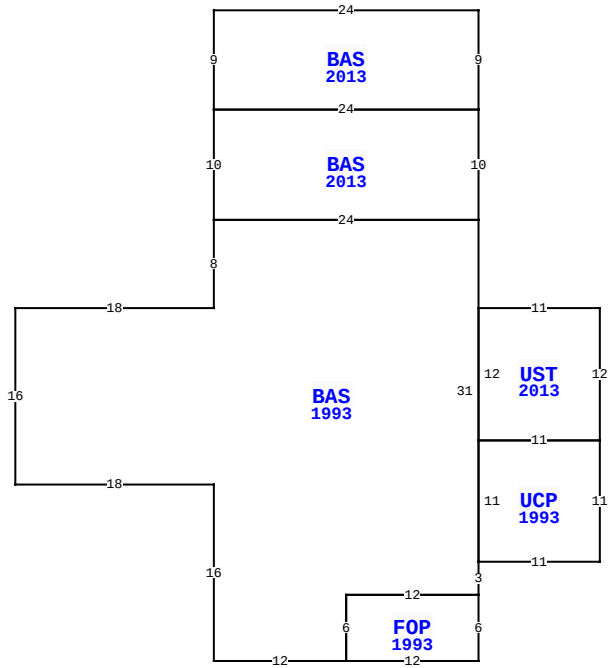
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	07	ASB SHNGLE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	80,759
BAS	216	100	216	14,833
BAS	240	100	240	16,482
FOP	72	30	22	1,511
UCP	121	20	24	1,648
UST	132	45	59	4,052
TOTALS	1,957		1,737	119,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,737	102.2000	92.24	160,221	1955	1970	0	0	0	25.55	74.45

1 SINGLE FAM – 100% - 0 Heated Area: 1632 HX Base Yr



603 ELIZABETH RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		119,285
TOTAL MARKET OB/XF VALUE		3,088
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		282,373
SOH/AGL Deduction		202,286
ASSESSED VALUE		80,087
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		25,087
TOTAL JUST VALUE		282,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2642/529	5/23/2023	QC	U	I	11	100
GRANTOR: LAGASSE FELIX G JR						
GRANTEE: S&P HOUSING GROUP L						
2638/941	5/03/2023	WD	Q	I	01	325,000
GRANTOR: PRICE MARGARET A L/E						
GRANTEE: LAGASSE FELIX G JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W24 S9 BAS=[YR=2013] S10 BAS=[YR=1993] S8 W18 S16 E18 S16 E12 FOP=[YR=1993] E12 N6 W12 S6$ N6 E12 N3 UCP=[YR=1993] E11 N11 UST=[YR=2013] N12 W11 S12 E11$ W11 S11$ N31 W24$ E24 N10 W24$ E24 N9$.

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	1242	WD DECK A	0	100	0	0	92.00	SF	10.00	10.00	100	2005	2005	3	27	248	
2	0810	CONCRETE A	0	100	17	12	204.00	SF	6.50	6.50	100	1980	1980	3	35	464	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2011	2011	3	55	2,376	

LAND DESCRIPTION

TOTAL OB/XF 3,088

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	100		RS-2	160.00	125.00	160.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	160,000							

REVIEW DATE 03/07/2018 BY DJX Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS