LOT 20
WINDWARD COVE PB 5/294

HUTCHINSON WILLIAM CHAD & ANGELA KRISTEN REV LIVIN
3441 ZOAR ROAD
BAXLEY, GA 31513

2023

00-00-30-090C-0020-0000

BUILDING CHARACTERISTICS

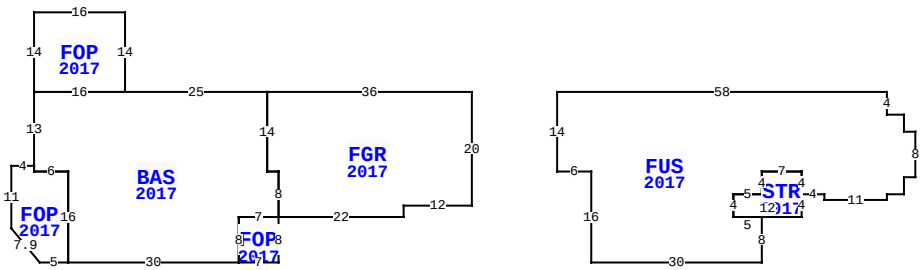
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,110	100	1,110	139,632
FGR	752	55	414	52,079
FOP	56	30	17	2,138
FOP	149	30	45	5,661
FOP	224	30	67	8,428
FUS	1,401	100	1,401	176,238
STR	76	10	8	1,006
TOTALS	3,768		3,062	385,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,062	108.6520	129.02	395,059	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 0% - 0 Heated Area: 2511 HX Base Yr



1616 HARBOR PT, 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	385,183
TOTAL MARKET OB/XF VALUE	22,969
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	658,152
SOH/AGL Deduction	0
ASSESSED VALUE	658,152
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	658,152
TOTAL JUST VALUE	658,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	667,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633489	CO ISSUED	0	04/27/2017
B1633489	NEW CONSTR	327,671	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2648/1977	6/07/2023	SW	U	I	11	100
GRANTOR: HUTCHINSON WILLIAM CH						
GRANTEE: HUTCHINSON WILLIAM						
2449/0775	4/02/2021	WD	Q	I	02	625,000
GRANTOR: CANFIELD KELLY T & MI						
GRANTEE: HUTCHINSON WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2017] W36 BAS=[YR=2017] W25 FOP=[YR=2017] N14 W16 S14 E16$ W16 S13 FOP=[YR=2017] W4 S11 D6 R5 E5 N16 W6 N1$ S1 E6 S16 E30 FOP=[YR=2017] E7 N8 W7 S8$ N8 E7 N8 W2 N14$ S14 E2 S8 E22 N2 E12 N20$ PTR=E15 FUS=[YR=2017] E58 S4 E3 S3 E2 S8 W2 S3 W3 S1 W11 N1 W4 STR=[YR=2017] S4 W12 N4 E5 N4 E7 S4$ N4 W7 S4 W5 S4 E5 S8 W30 N16 W6 N14$ W15$.

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	1,275.00	SF	5.20	5.20	100	2017	2017	3	97	6,431	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430	
3	0476	VF 6 SBPL	0	0	0	0	408.00	LF	32.00	32.00	100	2017	2017	3	94	12,273	
4	0462	ST/AL FNC	0	0	0	0	96.00	SF	10.00	10.00	100	2017	2017	3	87	835	

LAND DESCRIPTION

TOTAL OB/XF 22,969

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	000000	C	VAC RES	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 05/04/2017 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS