LOT 10
THE SANDPIPER #2 PB 6/233

CAMDEN PROPERTY MANAGEMENT LLC
260 CAMERON RIDGE DRIVE
SANDY SPRINGS, GA 30328

2023

00-00-30-2060-0010-0000

BUILDING CHARACTERISTICS

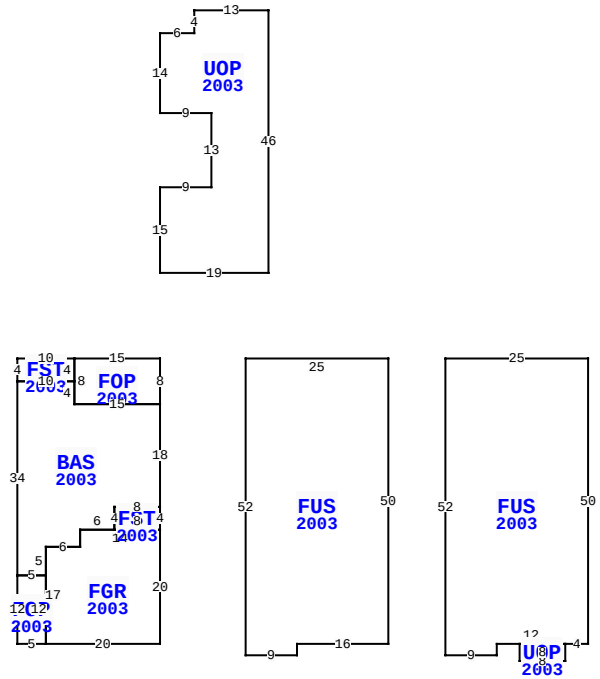
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100	616	80,383
FGR	382	55	210	27,403
FOP	60	30	18	2,348
FOP	120	30	36	4,698
FST	32	55	18	2,348
FST	40	55	22	2,871
FUS	1,268	100	1,268	165,464
FUS	1,268	100	1,268	165,464
UOP	24	20	5	653
UOP	733	20	147	19,182
TOTALS	4,543		3,608	470,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	3,608	151.7760	144.19	520,238	2003	2003	0	0	0	9.50	90.50

1 TOWNHOUSE - 0% - 0 Heated Area: 3152 HX Base Yr



95115 SANDPIPER LOOP, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	470,815
TOTAL MARKET OB/XF VALUE	13,894
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	934,709
SOH/AGL Deduction	119,283
ASSESSED VALUE	815,426
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	815,426
TOTAL JUST VALUE	934,709
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	786,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209624	NEW CONSTR	227,305	05/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2636/1322	4/29/2023	WD	U	I	11	100
GRANTOR: COOK JAMES F JR						
GRANTEE: CAMDEN PROPERTY MAN						
1690/0870	7/26/2010	WD	U	I	35	620,000
GRANTOR: SPIVEY PROPERTY MANAG						
GRANTEE: COOK JAMES F JR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2003] W15 FST=[YR=2003] W10 S4 BAS=[YR=2003] S34 FOP=[YR=2003] S12 E5 FGR=[YR=2003] E20 N20 FST=[YR=2003] N4 W8 S4 E8$ W14 S3 W6 S17$ N12 W5$ E5 N5 E6 N3 E6 N4 E8 N18 W15 N4 W10$ E10 N4$ S8 E15 N8$PTR= N15 UOP=[YR=2003] N15 E9 N13 W9 N14 E6 N4 E13 S46 W19$ S15$ PTR= E15 FUS=[YR=2003] E25 S50 W16 S2 W9 N52$ W15$ PTR=E50 FUS=[YR=2003] E25 S50 W4 UOP=[YR=2003] S3 W8 N3 E8$ W12 S2 W9 N52$ W50$.

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	829.00	SF	5.20	5.20	100	2003	2003	3	84	3,621	
2	0810	CONCRETE A	0	0	10	5	50.00	SF	6.50	6.50	100	2003	2003	3	84	273	
3	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2003	2003	3	100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 13,894

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	UT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 02/20/2018 BY DJX Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS