BLK S SOUTH 50.5 FT OF LOT 1 &
NORTH 50.5 FT OF LOT 4
IN OR 2006/793

TRAMMELL JOAN P
825 STANDING ROCK RD
SENOIA, GA 30276

**2023**

**00-00-31-1060-000S-0012**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

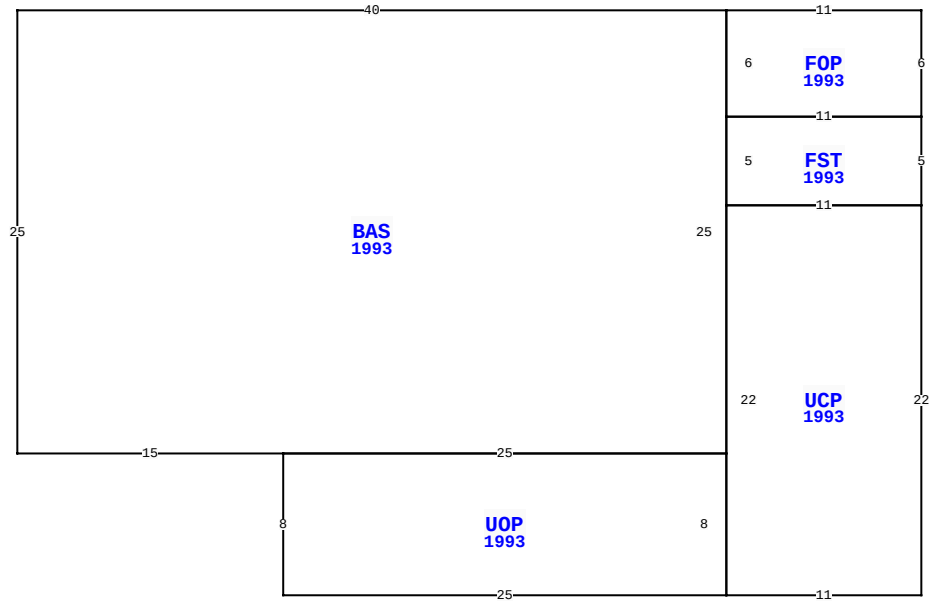
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1007.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,000 | 100 | 1,000 | 80,851 |
| FOP | 66 | 30 | 20 | 1,617 |
| FST | 55 | 55 | 30 | 2,426 |
| UCP | 242 | 20 | 48 | 3,881 |
| UOP | 200 | 20 | 40 | 3,234 |
| TOTALS | 1,563 | | 1,138 | 92,009 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,138 | 139.9730 | 126.33 | 143,764 | 1950 | 1970 | 0 | 0 | 0 | 36.00 | 64.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1000 HX Base Yr




311 N 18TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 07/22/2014 | KK | LGL DATE |
| XF DATE | | | LAND DATE |
| INC DATE | | | AG DATE |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 92,009 |
| TOTAL MARKET OB/XF VALUE | 1,585 |
| TOTAL LAND VALUE - MARKET | 225,000 |
| TOTAL MARKET VALUE | 318,594 |
| SOH/AGL Deduction | 119,947 |
| ASSESSED VALUE | 198,647 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 198,647 |
| TOTAL JUST VALUE | 318,594 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 268,914 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20090789 | REPAIR/RRF | 3,200 | 06/19/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2006/0793 | 9/30/2015 | WD | Q | I | 01 | 125,000 |
| GRANTOR: HOMES HQ LLC | | | | | | |
| GRANTEE: TRAMMELL JOAN P | | | | | | |
| 1984/0666 | 6/09/2015 | CT | U | I | 18 | 85,200 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: HOMES HQ LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=1993] W11 BAS=[YR=1993] W40 S25 E15 UOP=[YR=1993] S8 E25 UCP=[YR=1993] E11 N22 FST=[YR=1993] N5 W11 S5 E11$ W11 S22$ N8 W25$ E25 N25$ S6 E11 N6$.

## 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 | 316.00 | SF | 6.50 | 6.50 | 100 | 1950 | 1950 | 3 | 20 | 411 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 236.00 | SF | 6.50 | 6.50 | 100 | 1950 | 1950 | 3 | 20 | 307 | |
| 3 | 1127 | BRICK 8" | 0 | 0 | 0 | 0 | 198.00 | SF | 11.00 | 11.00 | 100 | 1960 | 1960 | 3 | 39.8 | 867 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,585

| 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 | 0006 | R-1 | 101.00 | 137.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 225,000.00 | 225,000.00 | 225,000 | | | | | | | |

REVIEW DATE 08/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS