LOT 2
BEACH HAMMOCK PB 5/154

JAMESON KEVIN F/JAMESON JACQUELINE R ET AL
5227 FOX HILL CT NW
NORCROSS, GA 30092

2023

00-00-31-1110-0002-0000

BUILDING CHARACTERISTICS

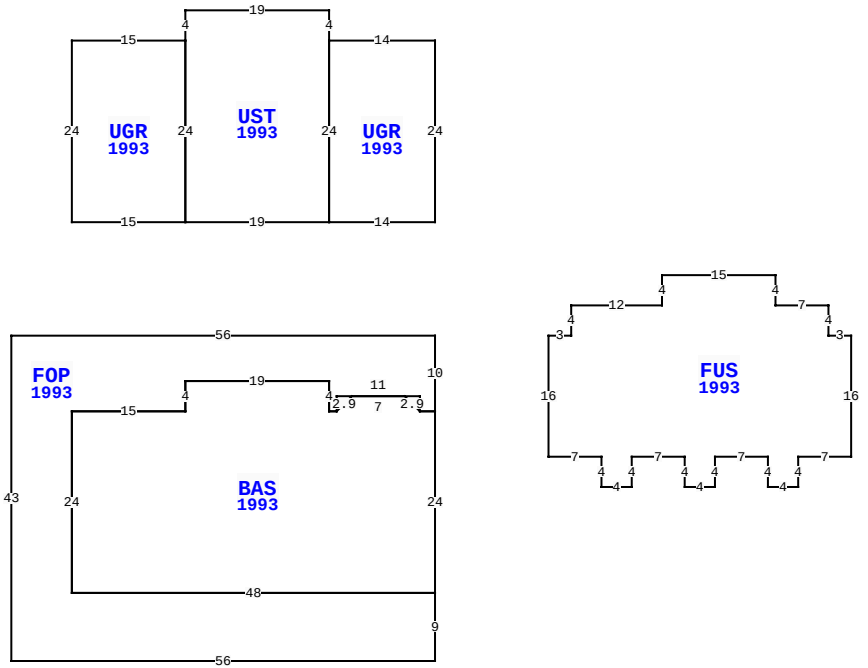
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	23	REINF CONC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	04	REIN CONC 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1062.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,246	100	1,246	143,727
FOP	1,158	30	347	40,027
FUS	884	100	884	101,970
UGR	336	45	151	17,418
UGR	360	45	162	18,687
UST	532	45	239	27,569
TOTALS	4,516		3,029	349,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,029	114.9540	136.51	413,489	1991	1991	0	0	0	15.50	84.50

1 SNGL FAM – 0% - 2023 Heated Area: 2130 HX Base Yr



2844 RACHEAL AVE, 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: 2	Tax Dist:
BUILDING MARKET VALUE	349,398
TOTAL MARKET OB/XF VALUE	13,857
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	563,255
SOH/AGL Deduction	0
ASSESSED VALUE	563,255
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	563,255
TOTAL JUST VALUE	563,255
NCON VALUE	363,255
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	526,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010078	REPAIR AC UNIT	0	01/19/2001
6445	NEW CONSTR	111,111	03/27/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2645/546	5/31/2023	FJ	U	I	11	0
GRANTOR: JAMESON ROBERT Q EST						
GRANTEE: JAMESON KEVIN F ET						
0940/0090	7/11/2000	QC	U	I	06	100
GRANTOR: JAMESON ROSANNE G						
GRANTEE: JAMESON ROBERT Q						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W56 S43 E56 N9 BAS=[YR=1993] N24 W2 U2 L2 W7 D2 L2 W1N4 W19 S4 W15 S24 E48 $ W48 N24 E15 N4 E19 S4 E1 N2 E11 S2 E2 N10 $ PTR= E15 FUS=[YR=1993] E3 N4 E12 N4 E15 S4 E7 S4 E3 S16 W7 S4 W4 N4 W7 S4 W4 N4 W7 S4 W4 N4 W7 N16 $ W15 $ PTR= N15 UGR=[YR=1993] N24 W14 UST=[YR=1993] N4 W19 S4 UGR=[YR=1993] W15 S24 E15N24 $ S24 E19 N24 $ S24 E14 $ S15 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
2	0810	CONCRETE A	0	0	0	0	2,282.00	SF	6.50	6.50	100	1991	1991	3	64	9,493	
3	1241	WD DECK G	0	0	0	0	172.00	UT	11.50	11.50	100	1991	1991	3	20	396	
4	1242	WD DECK A	0	0	0	0	256.00	SF	10.00	10.00	100	1991	1991	3	20	512	
5	0810	CONCRETE A	0	0	0	0	225.00	SF	6.50	6.50	100	1991	1991	3	64	936	

LAND DESCRIPTION

TOTAL OB/XF 13,857

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	0003	R-1	80.00	100.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 06/01/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS