

LOT 27
IN OR 1764/1331
BUCKS FDNA BEACH 1 PB 2/30

CARTER HARRY F & PATRICIA A
165 FARMERS MARKET ROAD
CORDELE, GA 31015

2023

00-00-31-114A-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 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	01
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NEIGHBORHOOD/LOC	1058.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,203	100	1,203	147,342
FGR	460	55	253	30,987
FOP	95	30	28	3,429
FUS	1,259	100	1,259	154,201
PTO	16	5	1	122

TOTALS	3,033		2,744	336,082
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	6	4		24.00 SF 6.50	
2	0811	CONCRETE B	0	0	44	20		880.00 SF 5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			50.00	110.00	50.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,744	108.0000	128.25	351,918	2012	2012	0	0	4.50	95.50	
1 SNGL FAM - 0% - 0 Heated Area: 2462 HX Base Yr												

2545 S FLETCHER AVE, FERNANDINA BEACH												
TOTAL OB/XF 4,448												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		336,082	
TOTAL MARKET OB/XF VALUE		4,448	
TOTAL LAND VALUE - MARKET		312,000	
TOTAL MARKET VALUE		652,530	
SOH/AGL Deduction		75,553	
ASSESSED VALUE		576,977	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		576,977	
TOTAL JUST VALUE		652,530	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		621,952	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121162	H/AC	6,000	06/18/2012
20120657	NEW CONSTR	9,012	04/17/2012
20120566	NEW CONSTR	4,500	04/05/2012
20120397	NEW HOUSE	258,449	03/12/2012
20120398	ROOF	4,850	03/12/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1764/1331	11/07/2011	WD	U	V	37
GRANTOR: WIGGINS ROBERT L SR					
GRANTEE: CARTER HARRY F & PA					
1029/0117	1/04/2002	QC	U	V	06
GRANTOR: WIGGINS CHRISTA					
GRANTEE: WIGGINS ROBERT L SR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2012] W29 PT0=[YR=2012] N4 W4 S4 E4\$ W10 S37 FOP=[YR=2012] S5 E19 FGR=[YR=2012] S6 E20 N23 W20 S17\$ N5 W19\$ E19 N12 E20 N25\$ PTR=E15 FUS=[YR=2012] E39 S30 W20 N11 W4 S11 E4 S7 W19 N37\$ W15\$.									