

BLOCK 2 N1/2 OF LOT 3
DECLARATION OF UNITY OF TITLE
IN OR 575/560 & OR 663/1366

SNYDER MARLIES J
668 GOLD VALLEY PASS
CANTON, GA 30114

2023

00-00-31-114B-0002-0031



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	10	ABOVE AVG 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1043.00
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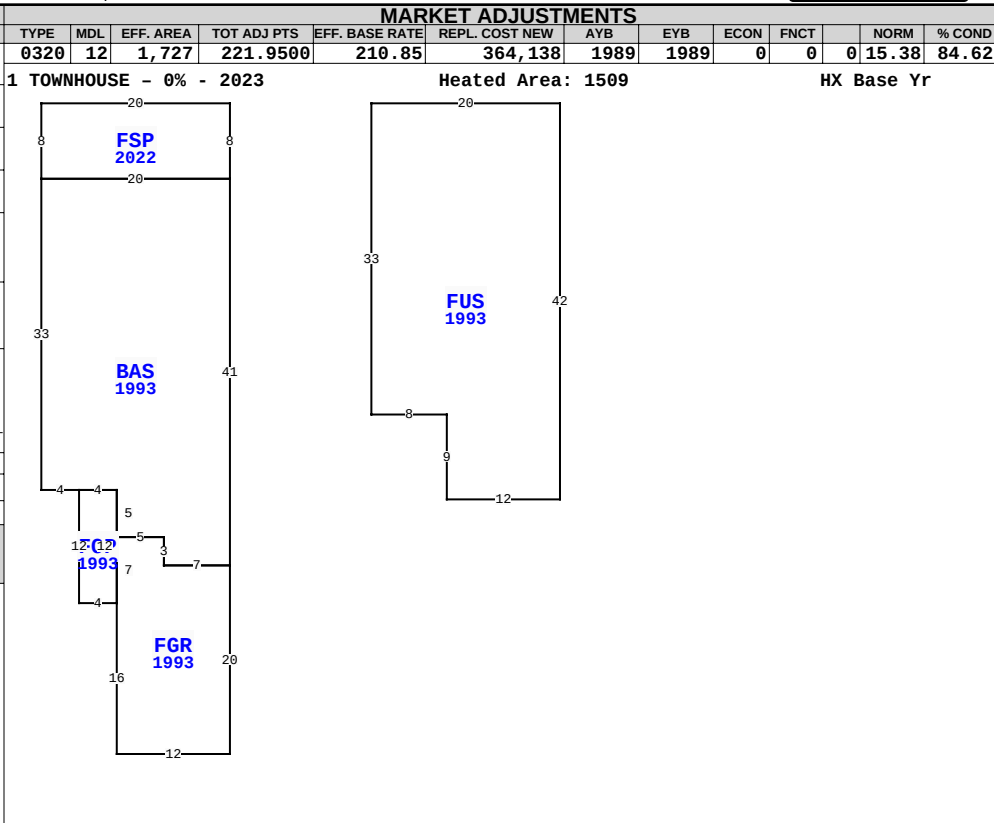
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	741	100	741	132,210
FGR	255	55	140	24,979
FOP	48	30	14	2,498
FSP	160	40	64	11,419
FUS	768	100	768	137,028

TOTALS	1,972		1,727	308,134
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	0	0	720.00	SF	4.00	4.00
3	0855	CONC PAVER	0	0	0	240.00	SF	10.00	10.00
4	1134	LANDSCP BL	0	0	5	170.00	SF	3.00	3.00

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			25.00	115.00	25.00

REVIEW DATE	05/30/2018	BY	DJX
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2744 1ST AV, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF										4,624		
R	LOC			TOT	UNIT	D	DPHT	%	TOT	UNIT	ADJ UNIT	LA
D	ZONE	FRONT	DEPTH	LND UTS	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VAL
		25.00	115.00	25.00	FF		1.00	1.00	1.50	4,000.00	6,000.00	1

Market: 0	Agricultural: 0	Common: 150,000
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	308,134								
TOTAL MARKET OB/XF VALUE	4,624								
TOTAL LAND VALUE - MARKET	150,000								
TOTAL MARKET VALUE	462,758								
SOH/AGL Deduction	0								
ASSESSED VALUE	462,758								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	462,758								
TOTAL JUST VALUE	462,758								
NCON VALUE	14,326								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	358,616								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060132	REPAIR/RRF	1,200	01/20/2006
20042253	REPAIR/RRF	2,000	12/03/2004
B969536	REPAIR/RRF	800	01/11/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2604/1600	11/28/2022	WD	Q	I	01	510,000
GRANTOR: SMITH SCOTTIE E & WIL						
GRANTEE: SNYDER MARLIES J						
2082/0191	10/20/2016	QC	U	I	11	100
GRANTOR: KNOX SCOTTIE E						
GRANTEE: SMITH SCOTTIE E & W						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2022] W20 S8 BAS=[YR=1993] S33 E4 FOP=[YR=1993] S12E4 FGR=[YR=1993] S16 E12 N20 W7 N3 W5 S7\$N12 W4\$ E4 S5 E5 S3 E7 N41 W20\$ E20 N8\$ PTR= E15 FUS=[YR=1993] E20 S42 W12 N9 W8 N33\$ W15\$.									