BLOCK 8 LOT 8
IN OR 2209/539
BUCKS FDNA BEACH 2 PB 3/17

OROUKE MICHAEL D & MARY LOUISE
5265 GRAND OAK BLUFF
GAINESVILLE, GA 30504

2023

00-00-31-114B-0008-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

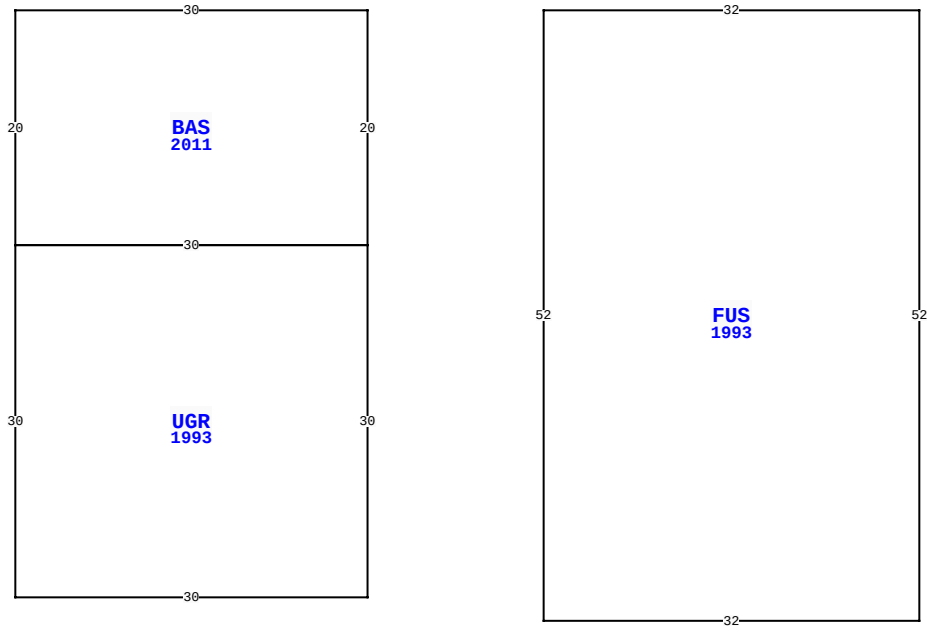
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	42,601
FUS	1,664	100	1,664	118,147
UGR	900	45	405	28,756
TOTALS	3,164		2,669	189,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,669	94.0800	84.91	226,625	1988	1988	0	0	0	16.38	83.62

1 SINGLE FAM – 0% - 0 Heated Area: 2264 HX Base Yr



2619 1ST AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	189,504
TOTAL MARKET OB/XF VALUE	3,029
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	432,533
SOH/AGL Deduction	74,947
ASSESSED VALUE	357,586
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	357,586
TOTAL JUST VALUE	432,533
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	439,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111734	REPAIR/RRF	5,800	09/29/2011
1268	NEW CONSTR	2,400	10/05/1988
2221	NEW CONSTR	900	10/05/1988
4706	NEW CONSTR	62,500	02/25/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2209/0539	6/29/2018	WD	Q	I	02	345,000
GRANTOR: SPARKMAN MARY RUTH TR						
GRANTEE: OROUKE MICHAEL D &						
0747/0953	12/29/1995	WD	U	I	01	100
GRANTOR: SPARKMAN WADE H & MAR						
GRANTEE: SPARKMAN MARY RUTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W30 S20 UGR=[YR=1993] S30 E30 N30 W30 $ E30 N20 $ PTR= E15 FUS=[YR=1993] E32 S52 W32 N52 $ W15 $.

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	979.00	SF	5.20	5.20	100	1989	1989	3	59.5	3,029	

LAND DESCRIPTION

TOTAL OB/XF 3,029

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			60.00	115.00	60.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	240,000							

REVIEW DATE 05/30/2018 BY DJX Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 08/02/2023 BY SYS