LOT 34
IN OR 1905/1424 & OR 1905/1452
(EX ESMT IN OR 1255/1184)

MCKNIGHT CHARLES JR & REBECCA E
2480 ALTON RD
ATLANTA, GA 30305

2023

00-00-31-126A-0034-0010

BUILDING CHARACTERISTICS

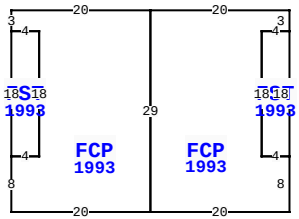
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1050.00	

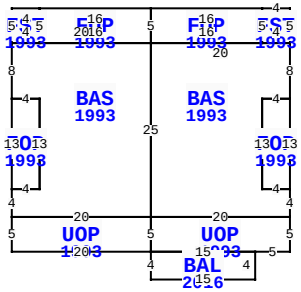
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	100	15	15	1,953
BAL	100	15	15	1,953
BAL	60	15	9	1,172
BAS	448	100	448	58,320
BAS	448	100	448	58,320
FCP	508	25	127	16,532
FCP	508	25	127	16,532
FOP	52	30	16	2,083
FOP	52	30	16	2,083
FOP	80	30	24	3,124
TOTALS	4,060		2,651	345,101

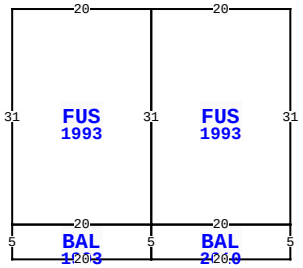
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,651	121.9680	145.45	385,588	1982	2000	0	0	0	10.50	89.50

1 DUPLEX – 0% - 0 Heated Area: 2136 HX Base Yr







** This building has 19 Sub-Areas

1029 OCEAN AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	345,101
TOTAL MARKET OB/XF VALUE	6,804
TOTAL LAND VALUE - MARKET	700,000
TOTAL MARKET VALUE	1,051,905
SOH/AGL Deduction	188,264
ASSESSED VALUE	863,641
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	863,641
TOTAL JUST VALUE	1,051,905
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	943,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110234	H/AC	3,000	02/16/2011
20021741	REPAIR/RRF	4,000	10/08/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1905/1452	3/05/2014	WD	Q	I	01	315,000
GRANTOR: LANDON DOROTHY W						
GRANTEE: MCKNIGHT CHARLES K						
1905/1424	3/05/2014	WD	Q	I	01	315,000
GRANTOR: LANDON DOROTHY W						
GRANTEE: MCKNIGHT CHARLES K						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W20FCP=[YR=1993] W20S3 FST=[YR=1993] S18 E4 N18 W4$E4S18W4 S8E20N29$S29E20N8FST=[YR=1993] N18W4 S18E4$W4N18E4N3$ PTR=E15 FST=[YR=1993] E4FOP=[YR=1993] E16FOP=[YR=1993] E16 FST=[YR=1993] E4S5 BAS=[YR=1993] S8 FOP=[YR=1993] S13W4N13E4$ W4S13E4S4 UOP=[YR=1993] S5W5BAL=[YR=2016] S4W15N4E15 $ W15 UOP=[YR=1993] W20N5BAS=[YR=1993] N4 FOP=[YR=1993] N13E4S13W4$E4N13W4N8 E20 S25W20$E20S5$N5E20$W20N25 E20$ W4N5$ S5W16N5$S5W16N5$S5 W4N5$W15$ PTR=E50 S50 FUS=[YR=1993] E20 FUS=[YR=1993] E20 S31 BAL=[YR=2010] S5 W20BAL=[YR=1993] W20 N5 E20 S5$ N5 E20$W20 N31$ S31 W20 N31$ W50 N50$.

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	1241	WD DECK G	0	0	18	4	72.00	UT	11.50	11.50	100	2003	2003	3	36	298	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	1,890	
4	0476	VF 6 SBPL	0	0	0	0	76.00	LF	32.00	32.00	100	2014	2014	3	89	2,164	
5	1241	WD DECK G	0	0	18	4	72.00	UT	14.38	14.38	100	2003	2003	3	36	373	
6	0476	VF 6 SBPL	0	0	0	0	73.00	LF	32.00	32.00	100	2014	2014	3	89	2,079	

LAND DESCRIPTION

TOTAL OB/XF 6,804

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	000120	C	SFR OCN FT	0	0002	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.00	14,000.00	14,000.00	350,000							
2	000120	C	SFR OCN FT	0	0002	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.00	14,000.00	14,000.00	350,000							

REVIEW DATE 08/31/2017 BY DJ Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 08/02/2023 BY SYS