LOT 24 SEC #2
FERREIRA REPLAT OF FDNA BEACH
PB 3/54

DRAWDY JON A & PAULA L
2815 MIDWAY CHURCH RD
BLACKSHEAR, GA 31516

2023

00-00-31-126B-0024-0000

BUILDING CHARACTERISTICS

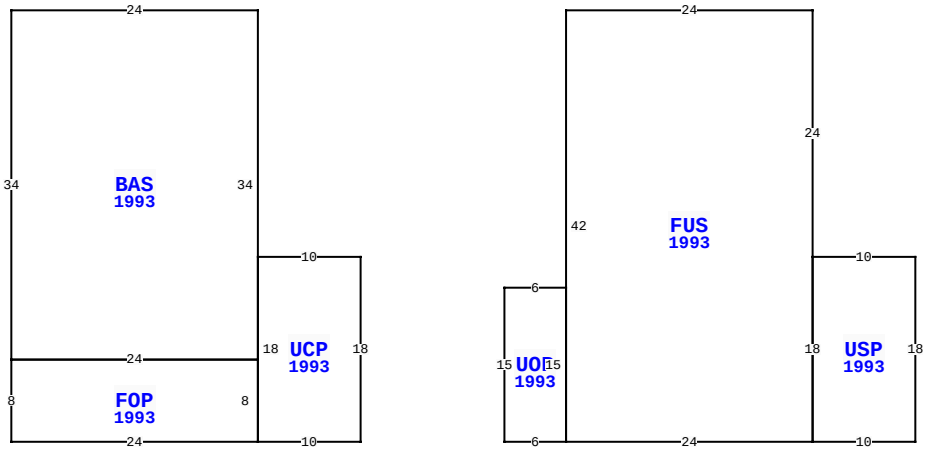
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	99,927
FOP	192	30	58	7,103
FUS	1,008	100	1,008	123,438
UCP	180	20	36	4,408
UOP	90	20	18	2,205
USP	180	30	54	6,613
TOTALS	2,466		1,990	243,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,990	109.4170	129.93	258,561	1963	2010	0	0	0	5.75	94.25

1 SNGL FAM – 0% - 0 Heated Area: 1824 HX Base Yr



1233 N FLETCHER 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	243,694
TOTAL MARKET OB/XF VALUE	1,656
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	545,350
SOH/AGL Deduction	15,807
ASSESSED VALUE	529,543
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	529,543
TOTAL JUST VALUE	545,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	523,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9159	XFOB	450	06/20/1995
7934	REMODEL	3,700	10/06/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2324/1925	12/13/2019	WD	Q	I	01	520,000
GRANTOR: GIBSON JOHN III & CHA						
GRANTEE: DRAWDY JON A & PAUL						
1219/1840	4/05/2004	WD	U	I	18	100
GRANTOR: GIBSON JOHN JR & COLL						
GRANTEE: GIBSON JOHN III ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S34 FOP=[YR=1993] S8 E24 UCP=[YR=1993] E10 N18 W10 S18$ N8 W24$ E24 N34$ PTR=E30 FUS=[YR=1993] E24 S24 USP=[YR=1993] E10 S18 W10 N18$ S18 W24 UOP=[YR=1993] W6 N15 E6 S15$ N42$ W30$.

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	0810	CONCRETE A	0	0	32	10	320.00	SF	6.50	6.50	100	1995	1995	3	72	1,498	
2	1242	WD DECK A	0	0	0	0	79.00	SF	10.00	10.00	100	1997	1997	3	20	158	

LAND DESCRIPTION

TOTAL OB/XF 1,656

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	0006		50.00	100.00	50.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	300,000							

REVIEW DATE 02/10/2020 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS