LOT 10 F/N/A S-3 OF LOT 28
IN OR 2197/906
FIRST COAST ESTATES PB 5/205

WEST JENLEE DELVIA/
1022 LYNN DRIVE
WAYCROSS, GA 31503

2023

00-00-31-127A-0010-0000

BUILDING CHARACTERISTICS

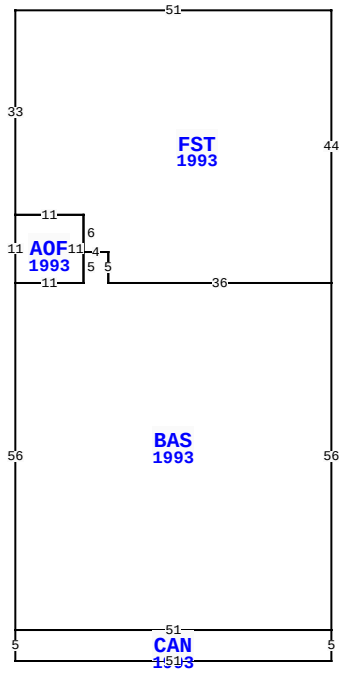
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	05	STEEL 100
Story Height		14 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	121	100	121	10,644
BAS	2,876	100	2,876	252,980
CAN	255	30	76	6,685
FST	2,103	50	1,052	92,537
TOTALS	5,355		4,125	362,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	4,125	105.3381	154.32	636,570	1988	1988	0	0	0	43.00	57.00

1 RETAILSTOR – 0% - 0 Heated Area: 2997 HX Base Yr



1892 S 14TH ST, FERNANDINA BEACH

BLD DATE	01/13/2022	KK	LGL DATE	
XF DATE	01/13/2022	KK	LAND DATE	01/13/2022 KK
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	362,845
TOTAL MARKET OB/XF VALUE	30,114
TOTAL LAND VALUE - MARKET	336,600
TOTAL MARKET VALUE	729,559
SOH/AGL Deduction	193,973
ASSESSED VALUE	535,586
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	535,586
TOTAL JUST VALUE	729,559
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	594,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161435	CHANGEOUT AC UNIT	4,493	05/01/2016
20081818	SIGN	3,700	12/16/2008
20081819	ELEC OTHER	100	12/16/2008
4623	NEW CONSTR	127,590	01/13/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2197/0906	4/27/2018	WD	U	I	19	100
GRANTOR: WEST GARY NORWODD EXE						
GRANTEE: WEST JENLEE DELVIA						
0530/0448	11/04/1987	WD	Q	V		75,000
GRANTOR: BRANDON & STUBBS						
GRANTEE: WEST JAMES N						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W51 S33 AOF=[YR=1993] S11 BAS=[YR=1993] S56
CAN=[YR=1993] S5 E51 N5 W51 $ E51 N56 W36N5W4S5W11 $ E11
N11W11 $ E11 S6E4S5E36 N44 $.

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	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	1988	1988	3	66	149	
2	0400	CONC CURB	0	0	0	0	145.00	LF	15.00	15.00	100	1988	1988	3	66	1,436	
3	6001	ROLLUP DR	0	0	10	10	1.00	UT	400.00	400.00	100	1988	1988	3	20	80	
4	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	1988	1988	3	57	371	
5	0810	CONCRETE A	0	0	5	20	100.00	SF	6.50	6.50	100	1988	1988	3	57	371	
6	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	1988	1988	3	100	200	
7	0803	ASPHALT C	0	0	0	0	22,093.00	SF	2.00	2.00	100	2006	2006	3	60	26,512	
8	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50	6.50	50	2007	2007	3	39	23	
10	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2006	2006	3	72	972	

LAND DESCRIPTION

TOTAL OB/XF 30,114

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	001100	C	STORE 1FLR	0	0003		110.00	306.00	33,660.00	SF		1.00	1.00	1.00	10.00	10.00	336,600							

REVIEW DATE 01/13/2022 BY KK Total Acres: 0.00 Total Land Value: 336,600 Market: 0 Agricultural: 0 Common: 336,600 PRINTED 08/02/2023 BY SYS