PT LOT 66 OF GEORGIA'S FDNA
BCH PBK 2/35 & PT OF LOT 41 OF
FERREIRA R/P OF FDNA BCH

WOODARD DAVY & DEBRA
611 MEMORIAL DR
WAYCROSS, GA 31501

2023

00-00-31-134A-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

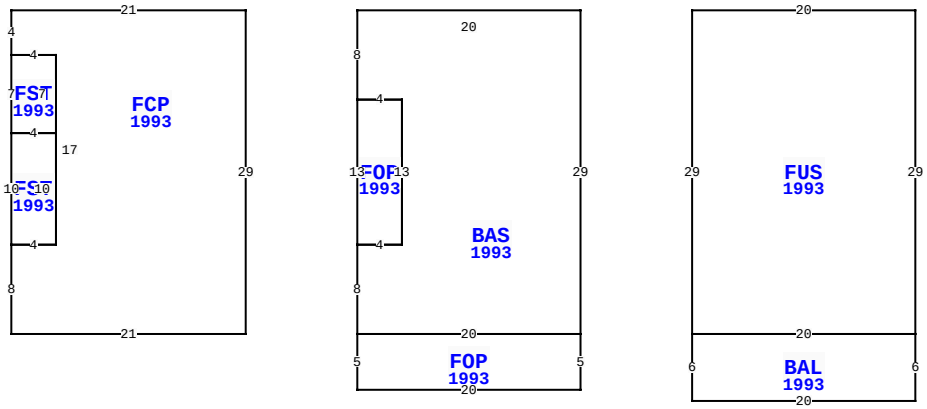
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	07	SPECIAL 100
Stories	3.	3. 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
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	120	15	18	3,462
BAS	528	100	528	101,548
FCP	541	25	135	25,964
FOP	52	30	16	3,077
FOP	100	30	30	5,770
FST	28	55	15	2,885
FST	40	55	22	4,231
FUS	580	100	580	111,548
TOTALS	1,989		1,344	258,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,344	234.0395	222.34	298,825	1983	1995	0	0	0	13.50	86.50

1 TOWNHOUSE - 0% - 0 Heated Area: 1108 HX Base Yr



931 OCEAN AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	258,484
TOTAL MARKET OB/XF VALUE	7,236
TOTAL LAND VALUE - MARKET	527,520
TOTAL MARKET VALUE	793,240
SOH/AGL Deduction	249,478
ASSESSED VALUE	543,762
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	543,762
TOTAL JUST VALUE	793,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	614,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182588	INER REMOD	10,000	07/25/2018
20121469	METAL ROOF	2,000	07/23/2012
20110054	REPAIRS	1,200	01/11/2011
20021729	HURRICAN SHUTTERS	9,000	10/07/2002
20012554	XFOB	1,000	11/26/2001
20012135	H/AC	1,000	09/28/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1006/1874	9/07/2001	WD	U	I	07	100
GRANTOR: HOWARD DAVID C & CHER						
GRANTEE: WOODARD DAVY & DEBR						
0989/0487	6/01/2001	WD	Q	I		170,000
GRANTOR: HOWARD DAVID C & CHER						
GRANTEE: WOODARD DAVY & DEBR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S8 FOP=[YR=1993] S13 E4 N13 W4 $ E4 S13 W4 S8 FOP=[YR=1993] S5 E20 N5 W20 $ E20 N29 $ PTR= E10 FUS=[YR=1993] E20 S29 BAL=[YR=1993] S6 W20 N6 E20 $ W20 N29 $ W10 $ PTR= W30 FCP=[YR=1993] W21 S4 FST=[YR=1993] S7 FST=[YR=1993] S10 E4 N10 W4 $ E4N7 W4 $ E4 S17 W4S8 E21N29$ E30 $.

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	0	0	423.00	SF	6.50	6.50	100	2003	2003	3	84	2,310	
2	0476	VF 6 SBPL	0	0	0	0	68.00	LF	32.00	32.00	100	2003	2003	3	64	1,393	
3	0961	H-SHUTTERS	0	0	0	0	2.00	UT	1,840.00	1,840.00	100	2003	2003	3	96	3,533	

LAND DESCRIPTION

TOTAL OB/XF 7,236

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	25.12	FF		1.00	1.00	1.50	14,000.00	21,000.00	527,520							

REVIEW DATE 06/01/2018 BY DJX Total Acres: 0.00 Total Land Value: 527,520 Market: 0 Agricultural: 0 Common: 527,520 PRINTED 08/02/2023 BY SYS