S 35 FT OF LOT 83
GA FDNA BEACH SUB
PB 2/35

SASSER RICHARD A
720 ST BERNARD TRL
WAYCROSS, GA 31503

2023

00-00-31-134A-0083-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

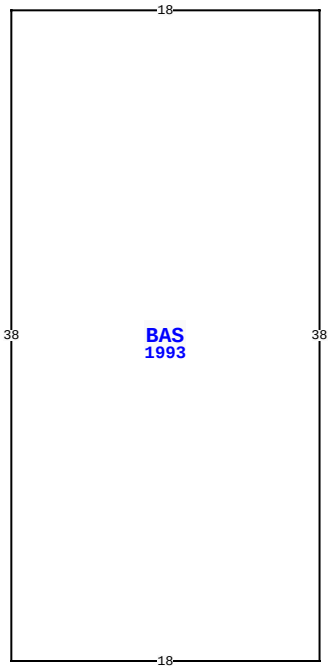
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	684	100	684	62,940
TOTALS	684		684	62,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	684	122.1000	110.20	75,377	1950	1985	0	0	0	16.50	83.50

1 SINGLE FAM – 0% - 0 Heated Area: 684 HX Base Yr



731 OCEAN 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	62,940
TOTAL MARKET OB/XF VALUE	2,846
TOTAL LAND VALUE - MARKET	490,000
TOTAL MARKET VALUE	555,786
SOH/AGL Deduction	16,649
ASSESSED VALUE	539,137
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	539,137
TOTAL JUST VALUE	555,786
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	490,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110680	H/AC	4,000	05/04/2011
20110478	ELEC OTHER	300	04/04/2011
19991366	REPAIR/RRF	1,000	10/12/1999
10032-B	REPAIR/RRF	700	09/13/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2490/1625	8/23/2021	WD	Q	I	01	599,000

GRANTOR: MATICH COLLEEN A
GRANTEE: SASSER RICHARD A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S38 E18 N38 $.

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	425.00	SF	6.50	6.50	100	1980	1980	3	35	967	
2	1241	WD DECK G	0	0	0	0	318.00	UT	15.53	15.53	100	1993	1993	3	20	987	
3	0940	SHEDS/PORT	0	0	6	8	48.00	SF	30.00	30.00	100	1998	1998	3	20	288	
4	0940	SHEDS/PORT	0	0	4	14	56.00	SF	30.00	30.00	100	1998	1998	3	20	336	
6	1242	WD DECK A	0	0	11	4	44.00	SF	10.00	10.00	100	1993	1993	3	20	88	
7	0825	BRICK	0	0	4	4	16.00	SF	12.50	12.50	100	1993	1993	3	90	180	

LAND DESCRIPTION

TOTAL OB/XF 2,846

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	35.00	100.00	35.00	FF		1.00	1.00	1.00	14,000.00	14,000.00	490,000							

REVIEW DATE 09/08/2022 BY DJX Total Acres: 0.00 Total Land Value: 490,000 Market: 0 Agricultural: 0 Common: 490,000 PRINTED 08/02/2023 BY SYS