LOT 87 IN OR 665/1833
GA FDNA BEACH SUB
PB 2/35

TURFLER DAVID LEE & LUANA LEE
P O BOX 770
HAZELHURST, GA 31539

2023

00-00-31-134A-0087-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

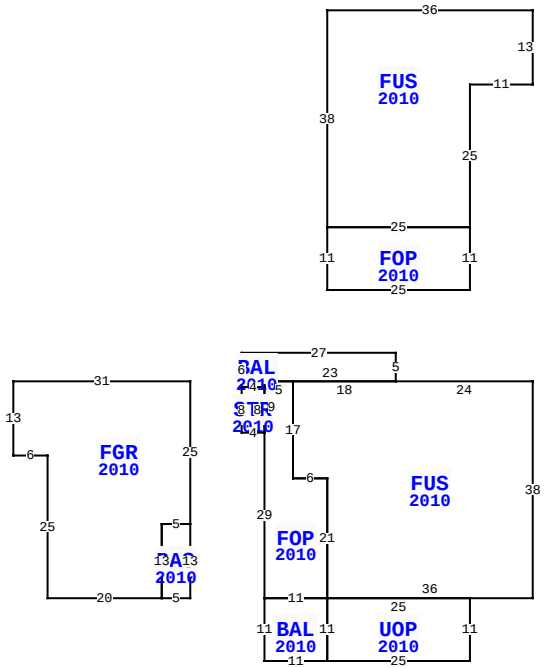
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	11	BD/BTN AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
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	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	121	15	18	2,997
BAL	139	15	21	3,498
BAS	65	100	65	10,825
FGR	963	55	530	88,264
FOP	275	30	82	13,656
FOP	316	30	95	15,821
FUS	1,093	100	1,093	182,025
FUS	1,470	100	1,470	244,810
STR	32	10	3	500
UOP	275	20	55	9,159
TOTALS	4,749		3,432	571,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,432	123.8688	176.51	605,782	2010	2010	0	0	0	5.65	94.35

1 SFR CUST – 0% - 0 Heated Area: 2628 HX Base Yr



723 OCEAN AVE, FERNANDINA BEACH

BLD DATE	03/24/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	571,555
TOTAL MARKET OB/XF VALUE	31,988
TOTAL LAND VALUE - MARKET	892,500
TOTAL MARKET VALUE	1,496,043
SOH/AGL Deduction	281,812
ASSESSED VALUE	1,214,231
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,214,231
TOTAL JUST VALUE	1,496,043
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,326,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100568	GAS	995	04/07/2010
20091776	NEW CONSTR	460,000	12/30/2009
20091777	REPAIR/RRF	10,000	12/30/2009
20003381	REPAIR/RRF	500	06/28/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0665/1833	9/01/1992	WD	U	I		125,000
GRANTOR: LEWIS KYLE & PAT						
GRANTEE: TURFLER DAVID & L						
0526/0085	9/08/1987	WD	Q	I		96,000
GRANTOR: CLARK HUBERT L &						
GRANTEE: LEWIS KYLE E &						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2010] W24 BAL=[YR=2010] N5W27S6 STR=[YR=2010] S8E4
FOP=[YR=2010] S29 BAL=[YR=2010] S11E11 UOP=[YR=2010] E25N11
W25S11$ N11W11$ E11N21W6N17W5 S9$ N8W4$ E4N1E23$ W18 S17E6
S21E36N38$ PTR=W60 FGR=[YR=2010] W31 S13E6S25E20
BAS=[YR=2010] E5N13W5 S13$ N13E5N25$ E60$ PTR=N65
FUS=[YR=2010] W36 S38 FOP=[YR=2010] S11E25 N11W25$
E25N25E11N13$ S65$.

EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	0	0	0	3.00	UT	3,500.00	3,500.00	100	2010	2010	3	94	9,870	
2	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2010	2010	3	50	500	
3	0920	CWALL-WD/M	0	0	0	0	92.00	LF	390.00	390.00	100	2010	2010	3	50	17,940	
4	0810	CONCRETE A	0	0	0	0	615.00	SF	6.50	6.50	100	2010	2010	3	92	3,678	

LAND DESCRIPTION

TOTAL OB/XF 31,988

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	75.00	100.00	75.00	FF		1.00	1.00	0.85	14,000.00	11,900.00	892,500							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 892,500 Market: 0 Agricultural: 0 Common: 892,500 PRINTED 08/02/2023 BY SYS