PT LOT 98 IN OR 2500/455
GA FDNA BEACH SUB PBK 2/35

KNIGHT FAMILY LIVING TRUST/KNIGHT JIMMY TRUSTEE
107 LAKEVIEW CIRCLE NE
MILLEDGEVILLE, GA 31061

2023

00-00-31-134A-0098-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

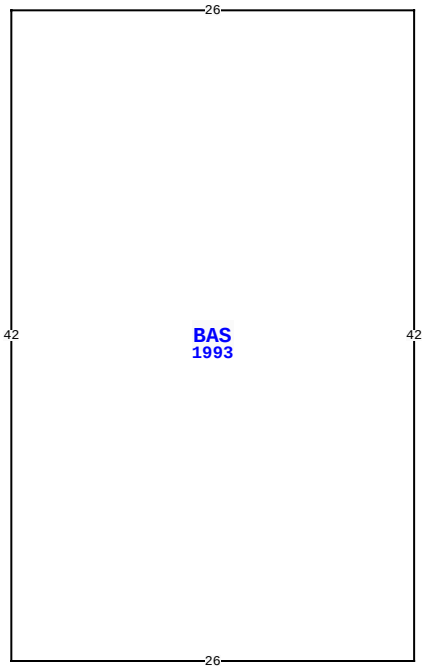
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,092	100	1,092	158,836
TOTALS	1,092		1,092	158,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,092	117.6600	167.67	183,096	1940	1995	0	0	0	13.25	86.75

1 SFR CUST – 0% - 0 Heated Area: 1092 HX Base Yr



533 OCEAN AVE, FERNANDINA BEACH

BLD DATE	03/19/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	158,836
TOTAL MARKET OB/XF VALUE	1,915
TOTAL LAND VALUE - MARKET	700,000
TOTAL MARKET VALUE	860,751
SOH/AGL Deduction	169,489
ASSESSED VALUE	691,262
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	691,262
TOTAL JUST VALUE	860,751
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	754,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101016	XFOB	950	06/17/2010
20090125	REPAIR/RRF	4,500	01/27/2009
20090126	ELEC OTHER	300	01/27/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2500/0455	9/21/2021	QC	U	I	11	100
GRANTOR: KNIGHT JIMMY L & BEVE						
GRANTEE: KNIGHT FAMILY LIVIN						
0715/0331	9/26/1994	WD	U	I		99,000
GRANTOR: TEMOSHCHUK JOHN & MAD						
GRANTEE: KNIGHT JIMMY L & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S42 E26 N42 $.

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	26	9	234.00	SF	6.50	6.50	100	1981	1981	3	38	578	
3	1242	WD DECK A	0	0	39	7	273.00	SF	10.00	10.00	100	2009	2009	3	45	1,229	
4	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	100	2009	2009	3	45	90	
5	1242	WD DECK A	0	0	3	3	9.00	SF	10.00	10.00	100	2000	2000	3	20	18	

LAND DESCRIPTION

TOTAL OB/XF 1,915

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	14,000.00	14,000.00	700,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 08/02/2023 BY SYS