

LOT 150
IN OR 2574/843
GA FDNA BEACH 2 UNR

OZAKI WILLIAM DALE & JESSICA L
6590 LIGHTS FERRY ROAD
FLOWERY BRANCH, GA 30542

2023

00-00-31-134B-0150-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2													
Exterior Wall	10	ABOVE AVG 50	0500	11	2,382	166.2276	236.87	564,224	1958	2005	0	0	0	8.25	91.75	VALUATION BY STANDARD												
Exterior Wall	23	REINF CONC 50	1 SFR CUST - 0% - 2023													Heated Area: 2212 HX Base Yr												
Roof Structure	03	GABLE/HIP 100															Tax Group: 2 Tax Dist:											
Roof Cover	12	MODULAR MT 100															BUILDING MARKET VALUE 517,676											
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 5,014											
Interior Floor	11	CLAY TILE 100															TOTAL LAND VALUE - MARKET 250,000											
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 772,690											
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 0											
Bedrooms	5	100															ASSESSED VALUE 772,690											
Bathrooms	3	100															TOTAL EXEMPTION VALUE 0											
Frame	04	REIN CONC 100															BASE TAXABLE VALUE 772,690											
Stories	2	2. 100															TOTAL JUST VALUE 772,690											
Units	0	100	NCON VALUE 100,751																									
BUD8 Adjustme	02	DIST FB 100	INCOME VALUE																									
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 558,141																									
Quality			04	Quality Level 04																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM			MKT AREA 01																									
NEIGHBORHOOD/LOC			1041.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	896	100	896	194,727																								
FOP	35	30	10	2,174																								
FST	36	55	20	4,346																								
HXB	1,316	100	1,316	286,004																								
HXP	84	30	25	5,433																								
HXP	252	30	76	16,517																								
HXY	48	15	7	1,521																								
HXY	48	15	7	1,521																								
HXY	168	15	25	5,433																								
PTO	9	5	0	0																								
TOTALS	2,892		2,382	517,676																								
EXTRA FEATURES					636 N FLETCHER AVE, FERNANDINA BEACH																							
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													
2	0810	CONCRETE A	0	0	44 3			132.00	SF 6.50					772														
3	0810	CONCRETE A	0	0	0 0			58.00	SF 6.50					339														
4	0811	CONCRETE B	0	0	0 0			804.00	SF 5.20					3,763														
5	1242	WD DECK A	0	0	7 4			28.00	SF 12.50					140														
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000800	C	MULTI-FAM	0		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000											
REVIEW DATE 09/26/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																												