

LOT 151
IN OR 12/04/1941
GA FDNA BEACH 2 UNR

POTTER ROBERT E & JEFFLYNE S
420 CAMPBELL HILL ST
MARIETTA, GA 30060

2023

00-00-31-134B-0151-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories		2. 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	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	372	100	372	41,763
FGR	489	55	269	30,199
FOP	76	30	23	2,582
FOP	176	30	53	5,950
FUS	868	100	868	97,447
UST	36	45	16	1,796

TOTALS	2,017		1,601	179,737
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	924.00	SF	6.50	6.50	3,123
2	1241	WD DECK G	0	0	12	19	228.00	UT	15.53	15.53	850
3	1242	WD DECK A	0	0	12	4	48.00	SF	10.00	10.00	96

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	R-2	75.00	100.00	75.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,601	113.2200	134.45	215,254	1950	1985	0	0	0 16.50	83.50
1 SNGL FAM - 0% - 0 Heated Area: 1240 HX Base Yr											
638 N FLETCHER AVE, FERNANDINA BEACH											

TOTAL OB/XF											
4,069											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 179,737											
TOTAL MARKET OB/XF VALUE 4,069											
TOTAL LAND VALUE - MARKET 318,750											
TOTAL MARKET VALUE 502,556											
SOH/AGL Deduction 7,882											
ASSESSED VALUE 494,674											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 494,674											
TOTAL JUST VALUE 502,556											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 478,593											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131506	REPAIR/RRF	1,500	06/28/2013
20051885	ELEC OTHER	1,000	06/02/2005
20010246	REMODEL	1,000	02/14/2001
B9093	REMODEL	600	05/24/1995
5853B	REPAIR/RRF	1,000	03/12/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1204/1941	1/30/2004	WD	U	I	21	275,000
GRANTOR: SMITH JOHN P & DORIS						
GRANTEE: POTTER ROBERT E & J						
0968/1777	1/31/2001	WD	Q	I		130,000
GRANTOR: SPIVEY ORVILLE W JR						
GRANTEE: SMITH JOHN P & DORI						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W16 S9 E4 S2 FGR=[YR=1993] W22 UST=[YR=1993] W3 S12 E3 N12 \$ S12 W3 S9 E25 N21 \$ S17 E12 N28 \$ PTR= E15 FOP=[YR=1993] E22 FUS=[YR=1993] E13 S28 FOP=[YR=1993] S4 W19 N4 E19 \$ W19 S4 W16 N24 E22 N8 \$ S8 W22 N8 \$ W15 \$.											