

LOT 187
IN OR 2470/262
GA FDNA BEACH #2 UNR

FAMILY TRUST FBO THOMAS NORRIS/NORRIS THOMAS F TRU
188 MONTAUK DRIVE
RICHMOND HILL, GA 31324

2023

00-00-31-134B-0187-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	864	100	864	97,013
FOP	240	30	72	8,084
FST	24	55	13	1,459
HXB	864	100	864	97,013
HXC	224	25	56	6,288
HXP	240	30	72	8,084
HXU	24	55	13	1,459

TOTALS	2,480	1,954	219,403
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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	1241	WD DECK G	0	0	0	0	254.00	UT	11.50	11.50	584
2	0810	CONCRETE A	0	0	17	3	51.00	SF	6.50	6.50	66
3	0810	CONCRETE A	0	0	0	0	40.00	SF	6.50	6.50	177

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000800	C	MULTI-FAM	0	0006	R-2	50.00	100.00	50.00	FF	

REVIEW DATE	10/28/2018	BY	DJX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	1,954	111.4260	132.88	259,648	1957	1990	0	0	15.50	84.50
1 DUPLEX - 0% - 0											
Heated Area: 1728											
HX Base Yr											

735 N FLETCHER AVE, FERNANDINA BEACH

TOTAL OB/XF											
827											

TOTAL OB/XF											
827											

Market:	0
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Agricultural:	0
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Common:	250,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	219,403		
TOTAL MARKET OB/XF VALUE	827		
TOTAL LAND VALUE - MARKET	250,000		
TOTAL MARKET VALUE	470,230		
SOH/AGL Deduction	90,396		
ASSESSED VALUE	379,834		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	379,834		
TOTAL JUST VALUE	470,230		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	431,419		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122399	WATER HEATER REPL	190	11/29/2012
8340	REPAIR SIDING	3,700	05/23/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2470/0262	6/01/2021	WD	U	I	11	100	
GRANTOR: NORRIS ARLENE C IRREV							
GRANTEE: FAMILY TRUST F/B/O							
1472/0755	1/17/2007	TD	U	I	01	100	
GRANTOR: NORRIS ARLENE C TRUST							
GRANTEE: NORRIS THOMAS F TRU							

BUILDING NOTES									
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BUILDING DIMENSIONS									
APT=[YR=1993] W36 S18 FST=[YR=1993] W4 S6 HXC=[YR=1993] S20 E12N12 FOP=[YR=1993] E28 N8 W30 S8 E2 \$ W2 N8 W10 \$ E4 N6 \$ S6 E36 N24 \$ PTR= E15 HXB=[YR=1993] E36 S24 HXP=[YR=1993] S8 W30 N8 E30 \$ W36 HXU=[YR=1993] W4 N6 E4 S6 \$ N24 \$ W15 \$.									