LOT 202
IN OR 2207/779
GA FDNA BEACH #2 UNR

CANNON THOMAS V JR & JOY H
4706 HIGHWAY 17 NORTH
AWENDAW, SC 29429

2023

00-00-31-134B-0202-0000

BUILDING CHARACTERISTICS

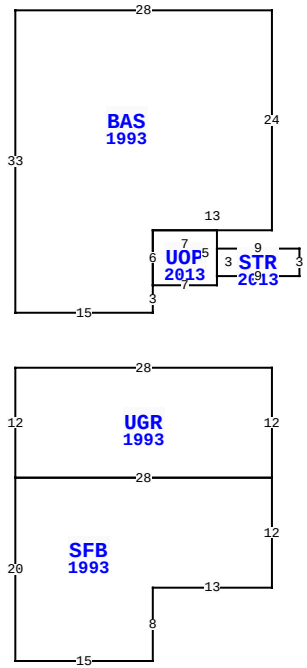
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	03	CONC FINSH 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		2 100
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	807	100	807	52,006
SFB	456	80	365	23,522
STR	27	10	3	193
UGR	336	45	151	9,731
UOP	42	20	8	516
TOTALS	1,668		1,334	85,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,334	87.3600	103.74	138,389	1959	1959	0	0	0	37.88	62.12

1 SNGL FAM – 0% - 0 Heated Area: 1172 HX Base Yr



537 N FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	85,967
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	318,750
TOTAL MARKET VALUE	404,717
SOH/AGL Deduction	82,105
ASSESSED VALUE	322,612
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,612
TOTAL JUST VALUE	404,717
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	394,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190609	INTREMOD	0	10/25/2019
6849	REPAIR/RRF	826	12/27/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2207/0779	6/28/2018	WD	Q	I	02	300,000
GRANTOR: WEINZIRL OPAL M						
GRANTEE: CANNON THOMAS V JR						
2113/1975	4/17/2017	LE	U	I	11	100
GRANTOR: WEINZIRL OPAL M						
GRANTEE: RICHARDSON KAREN D						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W28 S12 SFB=[YR=1993] S20 E15 N8 E13 N12 W28 $ E28 N12 $ PTR= N15 BAS=[YR=1993] N24W28S33E15 N3
UOP=[YR=2013] E7 N1 STR=[YR=2013] E9 N3 W9 S3$ N5 W7 S6$ N6 E13$ S15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	SFR	0	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	0.85	5,000.00	4,250.00	318,750							

REVIEW DATE 06/09/2021 BY RKA Total Acres: 0.00 Total Land Value: 318,750 Market: 0 Agricultural: 0 Common: 318,750 PRINTED 08/02/2023 BY SYS