

LOT 218
IN OR 1965/1571
GA FDNA BEACH #2 UNR

SEGRAVES J ED
1000 COMMERCE DR
DECATUR, GA 30030

2023

00-00-31-134B-0218-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	946	100	946	74,204
FOP	48	30	14	1,098

TOTALS	994	960	75,302
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	54	10			6.50	100	1952
2	0810	CONCRETE A	0	0	0	0			6.50	100	1952
3	0511	GARAGE CB-	0	0	26	16			40.00	100	1960
4	1241	WD DECK G	0	0	0	0			17.25	100	1998

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
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	960	89.2620	106.00	101,760	1946	1985	0	0	26.00	74.00
1 SNGL FAM - 0% - 0											
Heated Area: 946 HX Base Yr											

347 N FLETCHER AVE, FERNANDINA BEACH											
TOTAL OB/XF 5,203											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		75,302	
TOTAL MARKET OB/XF VALUE		5,203	
TOTAL LAND VALUE - MARKET		318,750	
TOTAL MARKET VALUE		399,255	
SOH/AGL Deduction		82,767	
ASSESSED VALUE		316,488	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		316,488	
TOTAL JUST VALUE		399,255	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		388,143	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1965/1571	3/16/2009	QC	U	I	11	100	
GRANTOR: MAXEY DON							
GRANTEE: SEGRAVES J ED							
1487/0864	3/23/2007	QC	U	I	06	100	
GRANTOR: FOREHAND HOLLIE							
GRANTEE: MAXEY DON & J ED SE							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W18 N3 W22 FOP=[YR=1993] W8 S6 E8 N6 \$ S25 E40 N22 \$.											