LOTS 21 & N1/2 OF 23
IN OR 2274/751
HAMBYS SUB PB 2/32

MEDICI MARY
145 TARRAGON DRIVE
FAYETTEVILLE, GA 30215

2023

00-00-31-1360-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	04	REIN CONC 100
Stories	3.	3. 100
Units		0 100
Quality	06	Quality Level 06

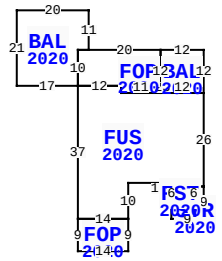
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1052.00		

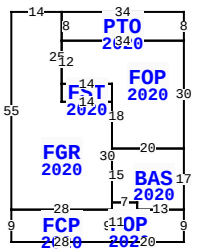
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	144	15	22	4,681
BAL	390	15	58	12,341
BAS	326	100	326	69,363
FCP	252	25	63	13,405
FGR	1,190	55	654	139,152
FOP	117	30	35	7,447
FOP	126	30	38	8,085
FOP	194	30	58	12,341
FOP	203	30	61	12,979
FOP	252	30	76	16,171
TOTALS	7,871		4,872	1,036,616

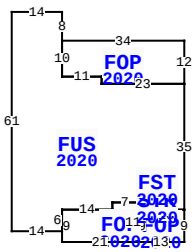
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,872	150.3624	214.27	1,043,923	2020	2020	0	0	0	0.70	99.30

2 SFR CUST - 0% - 0 Heated Area: 3371 HX Base Yr







** This building has 20 Sub-Areas

2132 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		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	1,036,616
TOTAL MARKET OB/XF VALUE	86,785
TOTAL LAND VALUE - MARKET	1,125,000
TOTAL MARKET VALUE	2,248,401
SOH/AGL Deduction	0
ASSESSED VALUE	2,248,401
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,248,401
TOTAL JUST VALUE	2,248,401
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,290,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190417	NEW CONSTR	533,621	08/07/2019
20180233	DEMOLITION	12,000	01/18/2018
20052346	H/AC	5,000	08/01/2005
B003266	XFOB	3,700	06/16/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2274/0751	5/10/2019	WD	U	I	30	1,200,000
GRANTOR: MEDICI PROPERTIES LLC						
GRANTEE: MEDICI MARY E						
2215/0983	8/01/2018	WD	Q	I	01	1,200,000
GRANTOR: 4J INVESTMENTS LLLP						
GRANTEE: MEDICI PROPERTIES L						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2020] W34 FGR=[YR=2020] W14 S55 FCP=[YR=2020] S9 E28 FOP=[YR=2020] E20 N9 BAS=[YR=2020] N17 FOP=[YR=2020] N30 W34 S12 FST=[YR=2020] S5 E14 N5 W14 $ E14 S18 E20 $ W20 S15 E7 S2 E13 $ W13 N2 W7 S11$ N9 W28 $ E28 N30 W14 N25 $ S8 E34 N8 $ PTR= E30 FUS=[YR=2020] E14 S8 FOP=[YR=2020] E34 S12 W23 N2 W11 N10 $ S10 E11 S2 E23 S35 FOP=[YR=2020] S9 W13 FOP=[YR=2020] W21 N9 E14 N2 E7 S11 $ N9 E3 STR=[YR=2020] E5 N5 FST=[YR=2020] N5 W5 S5 E5 $ W5 S5$ E10 $ W5 N10 W5 S10 W3 N2 W7 S2 W14 S6 W14 N61 $ W30 $ PTR= N50 FOP=[YR=2020] N9 FUS=[YR=2020] N37 BAL=[YR=2020] W17 N21 E20 S11 FOP=[YR=2020] E20 BAL=[YR=2020] E12 S12 W12 N12 $ S12 W11 N2 W12 N10 E3 $ W3 S10 $ E12 S2 E23 S26 STR=[YR=2020] S9 W9

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
2	0415	BEACHWALK	0	0	88	3	264.00	SF	5.75	5.75	100	1980	1980	3	20	304	
5	0415	BEACHWALK	0	0	82	3	1,136.00	SF	5.75	5.75	100	2020	2020	3	93	6,075	
6	0753	UEP	0	0	15	12	180.00	SF	22.00	22.00	100	2020	2020	3	95	3,762	
7	0409	ELEVATOR R	0	0	0	0	1.00	UT	13,260.00	13,260.00	100	2020	2020	3	100	13,260	
8	0855	CONC PAVER	0	0	0	0	2,007.00	SF	10.00	10.00	100	2020	2020	3	99	19,869	
9	0861	POOL GUNIT	0	0	0	0	420.00	SF	85.00	85.00	100	2020	2020	3	95	33,915	
10	0857	SANDSTONE	0	0	0	0	600.00	SF	16.00	16.00	100	2020	2020	3	100	9,600	

LAND DESCRIPTION

TOTAL OB/XF 86,785

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	000120	C	SFR OCN FT	0			75.00	250.00	75.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	1,125,000							

REVIEW DATE 03/16/2021 BY RK Total Acres: 0.00 Total Land Value: 1,125,000 Market: 0 Agricultural: 0 Common: 1,125,000 PRINTED 08/02/2023 BY SYS