LOT 27
IN OR 2179/1411
HAMBYS SUB PB 2/32

CAMPBELLS BEACH HOUSE LLC
5232 ROKEFIELD WAY
NORCROSS, GA 30092

2023

00-00-31-1360-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

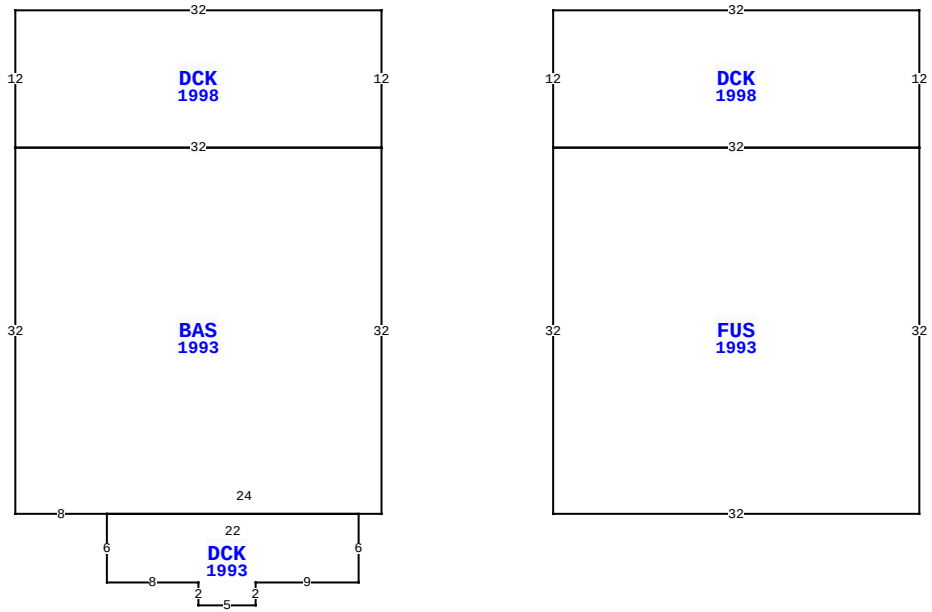
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	1,024	124,759
DCK	142	10	14	1,706
DCK	384	10	38	4,630
DCK	384	10	38	4,630
FUS	1,024	100	1,024	124,759
TOTALS	2,958		2,138	260,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,138	122.3530	145.91	311,956	1984	1984	0	0	0	16.50	83.50

1 DUPLEX – 0% - 0 Heated Area: 2048 HX Base Yr



2158 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	11/03/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	260,483
TOTAL MARKET OB/XF VALUE	1,536
TOTAL LAND VALUE - MARKET	900,000
TOTAL MARKET VALUE	1,162,019
SOH/AGL Deduction	22,233
ASSESSED VALUE	1,139,786
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,139,786
TOTAL JUST VALUE	1,162,019
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,162,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080691	ADDITION	9,000	04/28/2008
20062227	ELEC OTHER	800	09/25/2006
20041980	REPAIR/RRF	3,000	10/27/2004
E041088	CHNGE SRVC	1,000	06/14/2004
B020957	REPAIR/RRF	2,000	06/06/2002
B983145	XFOB	5,000	02/06/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2179/1411	1/12/2018	QC	U	I	11	100
GRANTOR: CAMPBELL RONALD S & N						
GRANTEE: CAMPBELLS BEACH HOU						
0756/1402	4/11/1996	WD	Q	I		215,000
GRANTOR: JOSLIN CHARLES L III						
GRANTEE: CAMPBELL RONALD S &						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1998] W32 S12 BAS=[YR=1993] S32 E8 DCK=[YR=1993] S6 E8 S2 E5 N2 E9 N6 W22$ E24 N32 W32$ E32 N12$ PTR=E15 DCK=[YR=1998] E32 S12 FUS=[YR=1993] S32 W32 N32 E32$ W32 N12$ W15$.

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
1	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1993	1993	3	20	384	
2	0415	BEACHWALK	0	0	0	0	1,002.00	SF	5.75	5.75	100	1998	1998	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 1,536

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			50.00	250.00	50.00	FF		1.00	1.00	1.20	15,000.00	18,000.00	900,000							

REVIEW DATE 10/22/2018 BY DJX Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 08/02/2023 BY SYS