

LOT 44
IN OR 2242/50
HAMBYS SUB PB 2/32

ERTLSCHWEIGER SANDRA LEIGH & HERMAN JR
825 S LAKESHORE DR
VALDOSTA, GA 31605

2023

00-00-31-1360-0044-0000



BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall	05	AVERAGE 100		0100	01	1,111	110.2400	99.49	110,533	1941	1960	0	0	0	22.75	77.25	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0													Heated Area: 1092													HX Base Yr												
Roof Cover	03	COMP SHNGL 100																																								
Interior Wall	04	PLYWOOD 100																																								
Interior Floo	07	CORK/VTILE 100																																								
Air Condition	03	CENTRAL 100																																								
Heating Type	04	AIR DUCTED 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			03	Quality Level 03																																						
DOR CODE			0100	SINGLE FAMILY																																						
MAP NUM				MKT AREA			01																																			
NEIGHBORHOOD/LOC			1058.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	1,092	100	1,092	83,927																																						
FOP	36	30	11	845																																						
UOP	18	20	4	307																																						
UOP	18	20	4	307																																						
TOTALS			1,164	1,111	85,387																																					
EXTRA FEATURES				2287 S FLETCHER AVE, FERNANDINA BEACH																																						
L N	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	1242	WD DECK A	0	0	0	0	189.00	SF	10.00	10.00	100	1988	1988	3	20	378																										
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	1995	1995	3	20	480																										
LAND DESCRIPTION				TOTAL OB/XF 858																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		56.00	110.00	56.00	FF		1.00	1.00	0.95	6,500.00	6,175.00	345,800																									
REVIEW DATE 08/26/2019 BY DJA Total Acres: 0.00 Total Land Value: 345,800 Market: 0 Agricultural: 0 Common: 345,800 PRINTED 08/02/2023 BY SYS																																										

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE	85,387
TOTAL MARKET OB/XF VALUE	858
TOTAL LAND VALUE - MARKET	345,800
TOTAL MARKET VALUE	432,045
SOH/AGL Deduction	35,817
ASSESSED VALUE	396,228
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	396,228
TOTAL JUST VALUE	432,045
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	431,748

PERMIT NUM DESCRIPTION AMT ISSUED

20131629	ROOF	3,500	07/10/2013
4757	ADDITION	2,500	03/21/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2242/0050	12/07/2018	QC U	I	I	11	100

GRANTOR: ERTLSCHEWIGER SANDRA

GRANTEE: ERTLSCHEWIGER SANDR

2241/1857	12/07/2018	QC U	I	I	11	100
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GRANTOR: FUNDERBURKE GLINDA F

GRANTEE: ERTLSCHEWIGER SANDR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UOP=[YR=1993] N3 W6 S3 E6 \$ W14

UOP=[YR=1993] N3 W6 S3 E6 \$ W27 S26 E22 FOP=[YR=1993] S6 E6

N6 W6 \$ E20 N26 \$.