S-1 OF LOT 7
IN OR 1691/963
EX S-2

OLDS BRENDA O
119 LINCOLN PINCH WY
CORDELE, GA 31015

2023

00-00-31-140G-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

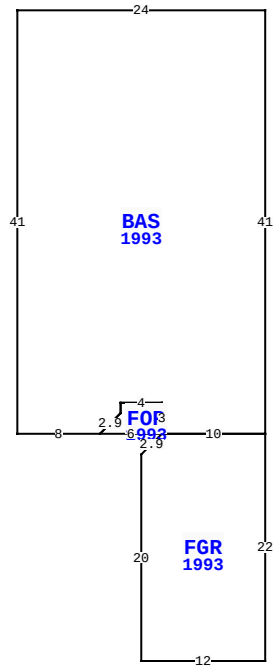
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1023.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	970	100	970	97,359
FGR	262	55	144	14,453
FOP	14	30	4	402
TOTALS	1,246		1,118	112,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,118	121.7940	115.70	129,353	1991	1995	0	0	0	13.25	86.75

1 TOWNHOUSE - 0% - 0 Heated Area: 970 HX Base Yr



2784 W 5TH ST, FERNANDINA BEACH

BLD DATE		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	112,214
TOTAL MARKET OB/XF VALUE	3,950
TOTAL LAND VALUE - MARKET	191,250
TOTAL MARKET VALUE	307,414
SOH/AGL Deduction	15,707
ASSESSED VALUE	291,707
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,707
TOTAL JUST VALUE	307,414
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	304,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120290	H/AC	2,500	02/22/2012
20080481	SHADOWBOX FENCE	1,500	03/25/2008
20042006	REROOF W/30YR SHN	6,000	11/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1691/0963	7/30/2010	WD	Q	I	01	170,000
GRANTOR: KREPSHAW CHARLES F &						
GRANTEE: OLDS BRENDA O						
1600/0855	1/06/2009	WD	Q	I	01	214,900
GRANTOR: THRIFT SUSAN H						
GRANTEE: KREPSHAW CHARLES F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S41 E8 FOP=[YR=1993] E6 N3 W4 S1 D2 L2 $ U2 R2 N1E4 S3 FGR=[YR=1993] D2 L2 S20E12N22W10 $ E10N41$.

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	0810	CONCRETE A	0	0	0	0	562.00	SF	6.50	6.50	100	1991	1991	3	64	2,338	
2	0810	CONCRETE A	0	0	16	8	128.00	SF	13.00	13.00	100	1993	1993	3	68	1,132	
3	1242	WD DECK A	0	0	20	15	300.00	SF	4.00	4.00	100	2008	2008	3	40	480	

LAND DESCRIPTION

TOTAL OB/XF 3,950

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	36.00	142.00	1.00	LT		1.00	1.00	0.85	225,000.00	191,250.00	191,250							

REVIEW DATE 10/01/2019 BY DJA Total Acres: 0.00 Total Land Value: 191,250 Market: 0 Agricultural: 0 Common: 191,250 PRINTED 08/02/2023 BY SYS