

UNIT C
IN OR 2413/1305
ISLAND BREEZE OR 1339/812

DAVIS DONALD D & JOAN Y
403 AZALEA CIRCLE EXT
SWAINSBORO, GA 30401

2023

00-00-31-142B-000C-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	07	SPECIAL 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	714	100	714	80,344
FGR	504	55	277	31,169
FOP	84	30	25	2,814
FOP	84	30	25	2,814
FOP	168	30	50	5,626
FOP	168	30	50	5,626
FUS	1,218	100	1,218	137,058
STR	30	10	3	338
TOTALS	2,970		2,362	265,788

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2005	2005	3	100	10,200	
2	0810	CONCRETE A	0	0	0	0	6,600.00	SF	1.30	1.30	100	2005	2005	3	87	7,465	
3	0855	CONC PAVER	0	0	0	0	3,350.00	SF	2.00	2.00	100	2005	2005	3	87	5,829	
4	0920	CWALL-WD/M	0	0	0	0	258.00	LF	78.00	78.00	100	2005	2005	3	27	5,433	
5	0920	CWALL-WD/M	0	0	0	0	185.00	LF	78.00	78.00	100	2005	2005	3	27	3,896	
6	0476	VF 6 SBPL	0	0	0	0	144.00	LF	6.40	6.40	100	2005	2005	3	69	636	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	2,362	129.4482	122.98	290,479	2005	2005	0	0	8.50	91.50
1 TOWNHOUSE - 0% - 0											
Heated Area: 1932											
HX Base Yr											

BLD DATE	08/12/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
241 S FLETCHER AVE, FERNANDINA BEACH				

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			265,788
TOTAL MARKET OB/XF VALUE			33,459
TOTAL LAND VALUE - MARKET			75,525
TOTAL MARKET VALUE			374,772
SOH/AGL Deduction			8,849
ASSESSED VALUE			365,923
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			365,923
TOTAL JUST VALUE			374,772
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			332,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141335	52STAL	2,100	06/20/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2413/1305	9/15/2020	WD	U	I	30	250,000
GRANTOR: DAVIS DONALD D & DONA						
GRANTEE: DAVIS DONALD D & JO						
1894/1423	10/15/2013	QC	U	I	11	41,100
GRANTOR: LAMB JOSEPH H & DONAL						
GRANTEE: DAVIS DONALD D & DO						

BUILDING NOTES		

BUILDING DIMENSIONS		
FOP=[YR=2005] W21 S4 FGR=[YR=2005] S24 BAS=[YR=2005] S34		
FOP=[YR=2005] S8 E21 N8 W21\$ E21 N34 W21\$ E21 N24 W21\$ E21		
N4\$ PTR=E15 STR=[YR=2005] N10 E3S10W3\$ FOP=[YR=2005] E21 S4		
FUS=[YR=2005] S58 FOP=[YR=2005] S8 W21 N8 E21\$ W21 N58 E21\$		
W21 N4 \$ W15\$.		

TOTAL OB/XF											
33,459											
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-3	19.00	157.00	19.00	FF	