

LOT 22
IN OR 2110/1115
MIRAMAR BEACH PB 2/61

BEELAND R CLINTON JR & JEANA F
1088 RIDGE ROAD
VALDOSTA, GA 31605

2023

00-00-31-1460-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	13	LVT/LAMMT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	07	SPECIAL 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

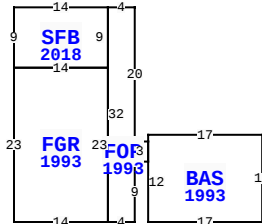
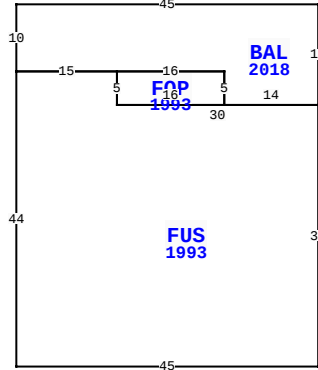
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	520	15	78	11,307
BAS	221	100	221	32,039
FGR	322	55	177	25,660
FOP	80	30	24	3,479
FOP	134	30	40	5,799
FUS	1,830	100	1,830	265,299
SFB	126	80	101	14,642
TOTALS	3,233		2,471	358,226

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0416	DUNEWALKS	0	0	115	4	460.00	SF	15.00
2	0810	CONCRETE A	0	0	44	16	704.00	SF	6.50
3	0820	WOOD WALK	0	0	11	4	44.00	SF	11.75
4	0855	CONC PAVER	0	0	0	0	524.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0	0006	R-1	75.00	150.00	75.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	2,471	114.3072	162.89	402,501	1977	2000	0	0	0	11.00	89.00	
1 SFR CUST - 0% - 0				Heated Area: 2152				HX Base Yr					



1650 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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	0416	DUNEWALKS	0	0	115	4	460.00	SF	15.00	15.00	100	2011	2011	3	55	3,795	
2	0810	CONCRETE A	0	0	44	16	704.00	SF	6.50	6.50	100	1995	1995	3	72	3,295	
3	0820	WOOD WALK	0	0	11	4	44.00	SF	11.75	11.75	100	2011	2011	3	40	207	
4	0855	CONC PAVER	0	0	0	0	524.00	SF	10.00	10.00	100	2018	2018	3	98	5,135	

TOTAL OB/XF										12,432							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000120	C	SFR OCN FT	0	0006	R-1	75.00	150.00	75.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	1,125,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1				2
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 2				STANDARD
Tax Group: 2										Tax Dist:				
BUILDING MARKET VALUE										358,226				
TOTAL MARKET OB/XF VALUE										12,432				
TOTAL LAND VALUE - MARKET										1,125,000				
TOTAL MARKET VALUE										1,495,658				
SOH/AGL Deduction										54,637				
ASSESSED VALUE										1,441,021				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										1,441,021				
TOTAL JUST VALUE										1,495,658				
NCON VALUE										0				
INCOME VALUE										0				
PREVIOUS YEAR MKT VALUE										1,505,079				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172483	REMODEL	100,000	08/11/2017
20110626	XFOB	3,600	04/26/2011
20011615	CHNGE SRVC	1,000	07/17/2001
958805	XFOB	49,000	01/19/1995
6610	REPAIR/RRF	1,950	06/18/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2110/1115	3/29/2017	WD	Q	I	01	1,150,000	
GRANTOR: GALLIHER JEFFREY JACK							
GRANTEE: BEELAND R. CLINTON							
2082/0032	11/04/2016	WD	U	I	30	650,000	
GRANTOR: GALLIHER JACK E & WIL							
GRANTEE: GALLIHER JEFFREY JA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W17S1 FOP=[YR=1993] W2N20W4 SFB=[YR=2018] W14 S9 FGR=[YR=1993] S23 E14 N23 W14\$ E14 N9\$ S32 E4 N9E2N3 \$ S12E17N13\$ PTR=N30 FUS=[YR=1993] N39 BAL=[YR=2018] N15W45S10E15 FOP=[YR=1993] S5E16N5W16\$ E16S5E14\$ W30N5 W15 S44 E45\$ S30\$.									