

LOT 21  
IN OR 1764/887  
NORTH POINTE PB 5/27

GIBSON CLAUDIA G  
228 SOUTH VIEW TRAIL #20158  
JASPER, GA 30143

2023

00-00-31-1470-0021-0000



| 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                                                                                                                                 | 10               | ABOVE AVG 100  |                                 | 0320                                                                                                                                                                                                                                                                                                                                                       | 12      | 1,360     | 197.6052    | 187.72         | 255,299        | 1983           | 2000      | 0        | 0           | 0       | 10.50      | 89.50                  | VALUATION BY STANDARD             |                             |      |         |      |     |    |        |  |  |  |  |
| Roof Structur                                                                                                                                 | 03               | GABLE/HIP 100  |                                 | 1 TOWNHOUSE - 0% - 0                                                                                                                                                                                                                                                                                                                                       |         |           |             |                |                |                |           |          |             |         |            |                        | Tax Group: 2 Tax Dist:            |                             |      |         |      |     |    |        |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100 |                                 | Heated Area: 1150                                                                                                                                                                                                                                                                                                                                          |         |           |             |                |                |                |           |          |             |         |            |                        | BUILDING MARKET VALUE 228,493     |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100    |                                 | HX Base Yr                                                                                                                                                                                                                                                                                                                                                 |         |           |             |                |                |                |           |          |             |         |            |                        | TOTAL MARKET OB/XF VALUE 3,468    |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Floo                                                                                                                                 | 11               | CLAY TILE 50   |                                 | <div><div><div>21</div><div>29</div><div>FUS 1993</div><div>29</div><div>21</div></div><div><div>21</div><div>13</div><div>FCP 1993</div><div>11</div><div>4</div><div>5</div><div>21</div></div><div><div>18</div><div>4</div><div>2</div><div>5</div><div>21</div><div>8</div><div>7</div><div>4</div><div>17</div><div>5</div><div>21</div></div></div> |         |           |             |                |                |                |           |          |             |         |            |                        | TOTAL LAND VALUE - MARKET 150,000 |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Floo                                                                                                                                 | 14               | CARPET 50      |                                 |                                                                                                                                                                                                                                                                                                                                                            |         |           |             |                |                |                |           |          |             |         |            |                        | TOTAL MARKET VALUE 381,961        |                             |      |         |      |     |    |        |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100    |                                 |                                                                                                                                                                                                                                                                                                                                                            |         |           |             |                |                |                |           |          |             |         |            |                        | SOH/AGL Deduction 122,638         |                             |      |         |      |     |    |        |  |  |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100 |                                 |                                                                                                                                                                                                                                                                                                                                                            |         |           |             |                |                |                |           |          |             |         |            |                        | ASSESSED VALUE 259,323            |                             |      |         |      |     |    |        |  |  |  |  |
| Bedrooms                                                                                                                                      |                  | 2 100          |                                 |                                                                                                                                                                                                                                                                                                                                                            |         |           |             |                |                |                |           |          |             |         |            |                        | TOTAL EXEMPTION VALUE 0           |                             |      |         |      |     |    |        |  |  |  |  |
| Bathrooms                                                                                                                                     |                  | 2.5 100        |                                 | BASE TAXABLE VALUE 259,323                                                                                                                                                                                                                                                                                                                                 |         |           |             |                |                |                |           |          |             |         |            |                        |                                   |                             |      |         |      |     |    |        |  |  |  |  |
| Frame                                                                                                                                         | 07               | SPECIAL 100    |                                 | TOTAL JUST VALUE 381,961                                                                                                                                                                                                                                                                                                                                   |         |           |             |                |                |                |           |          |             |         |            |                        |                                   |                             |      |         |      |     |    |        |  |  |  |  |
| Stories                                                                                                                                       | 3.               | 3. 100         |                                 | NCON VALUE 0                                                                                                                                                                                                                                                                                                                                               |         |           |             |                |                |                |           |          |             |         |            |                        |                                   |                             |      |         |      |     |    |        |  |  |  |  |
| Units                                                                                                                                         |                  | 0 100          |                                 | INCOME VALUE                                                                                                                                                                                                                                                                                                                                               |         |           |             |                |                |                |           |          |             |         |            |                        |                                   |                             |      |         |      |     |    |        |  |  |  |  |
| BUD8 Adjustme                                                                                                                                 | 02               | DIST FB 100    |                                 | PREVIOUS YEAR MKT VALUE 297,894                                                                                                                                                                                                                                                                                                                            |         |           |             |                |                |                |           |          |             |         |            |                        |                                   |                             |      |         |      |     |    |        |  |  |  |  |
| Quality                                                                                                                                       |                  |                | 02                              | Quality Level 02                                                                                                                                                                                                                                                                                                                                           |         |           |             |                |                |                |           |          |             |         |            |                        |                                   |                             |      |         |      |     |    |        |  |  |  |  |
| DOR CODE                                                                                                                                      |                  |                | 0100                            | SINGLE FAMILY                                                                                                                                                                                                                                                                                                                                              |         |           |             |                |                |                |           |          |             |         |            |                        |                                   |                             |      |         |      |     |    |        |  |  |  |  |
| MAP NUM                                                                                                                                       |                  |                |                                 | MKT AREA                                                                                                                                                                                                                                                                                                                                                   |         |           | 01          |                |                |                |           |          |             |         |            |                        |                                   |                             |      |         |      |     |    |        |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                              |                  |                | 1017.00                         |                                                                                                                                                                                                                                                                                                                                                            |         |           |             |                |                |                |           |          |             |         |            |                        |                                   |                             |      |         |      |     |    |        |  |  |  |  |
| AREA TYPE                                                                                                                                     | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA                    | SUBAREA MARKET VALUE                                                                                                                                                                                                                                                                                                                                       |         |           |             |                |                |                |           |          |             |         |            |                        |                                   |                             |      |         |      |     |    |        |  |  |  |  |
| BAL                                                                                                                                           | 164              | 15             | 25                              | 4,200                                                                                                                                                                                                                                                                                                                                                      |         |           |             |                |                |                |           |          |             |         |            |                        |                                   |                             |      |         |      |     |    |        |  |  |  |  |
| BAS                                                                                                                                           | 541              | 100            | 541                             | 90,894                                                                                                                                                                                                                                                                                                                                                     |         |           |             |                |                |                |           |          |             |         |            |                        |                                   |                             |      |         |      |     |    |        |  |  |  |  |
| FCP                                                                                                                                           | 565              | 25             | 141                             | 23,690                                                                                                                                                                                                                                                                                                                                                     |         |           |             |                |                |                |           |          |             |         |            |                        |                                   |                             |      |         |      |     |    |        |  |  |  |  |
| FOP                                                                                                                                           | 68               | 30             | 20                              | 3,360                                                                                                                                                                                                                                                                                                                                                      |         |           |             |                |                |                |           |          |             |         |            |                        |                                   |                             |      |         |      |     |    |        |  |  |  |  |
| FST                                                                                                                                           | 20               | 55             | 11                              | 1,848                                                                                                                                                                                                                                                                                                                                                      |         |           |             |                |                |                |           |          |             |         |            |                        |                                   |                             |      |         |      |     |    |        |  |  |  |  |
| FST                                                                                                                                           | 24               | 55             | 13                              | 2,184                                                                                                                                                                                                                                                                                                                                                      |         |           |             |                |                |                |           |          |             |         |            |                        |                                   |                             |      |         |      |     |    |        |  |  |  |  |
| FUS                                                                                                                                           | 609              | 100            | 609                             | 102,317                                                                                                                                                                                                                                                                                                                                                    |         |           |             |                |                |                |           |          |             |         |            |                        |                                   |                             |      |         |      |     |    |        |  |  |  |  |
| TOTALS                                                                                                                                        |                  |                | 1,991                           | 1,360                                                                                                                                                                                                                                                                                                                                                      | 228,493 |           |             |                |                |                |           |          |             |         |            |                        |                                   |                             |      |         |      |     |    |        |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                | 925 TARPON AV, 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                                                                                                                                             | 0810             | CONCRETE A     | 0                               | 0                                                                                                                                                                                                                                                                                                                                                          | 10      | 28        | 280.00      | SF             | 6.50           | 6.50           | 100       | 1983     | 1983        | 3       | 44         | 801                    |                                   |                             |      |         |      |     |    |        |  |  |  |  |
| 2                                                                                                                                             | 0500             | FP-PRE FAB     | 0                               | 0                                                                                                                                                                                                                                                                                                                                                          | 0       | 0         | 1.00        | UT             | 3,500.00       | 3,500.00       | 100       | 1983     | 1983        | 3       | 56         | 1,960                  |                                   |                             |      |         |      |     |    |        |  |  |  |  |
| 3                                                                                                                                             | 0820             | WOOD WALK      | 0                               | 0                                                                                                                                                                                                                                                                                                                                                          | 5       | 21        | 105.00      | SF             | 15.86          | 15.86          | 100       | 2005     | 2005        | 3       | 40         | 666                    |                                   |                             |      |         |      |     |    |        |  |  |  |  |
| 4                                                                                                                                             | 1242             | WD DECK A      | 0                               | 0                                                                                                                                                                                                                                                                                                                                                          | 3       | 4         | 12.00       | SF             | 12.50          | 12.50          | 100       | 2005     | 2005        | 3       | 27         | 41                     |                                   |                             |      |         |      |     |    |        |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                |                                 |                                                                                                                                                                                                                                                                                                                                                            |         |           |             |                |                |                |           |          |             |         |            |                        |                                   |                             |      |         |      |     |    |        |  |  |  |  |
| 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                        | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |  |  |
| 1                                                                                                                                             | 000100           | C              | SFR                             | 0                                                                                                                                                                                                                                                                                                                                                          | 0006    | R-2       | 0.00        | 0.00           | 1.00           | UT             |           | 1.00     | 1.00        | 1.00    | 150,000.00 | 150,000.00             | 150,000                           |                             |      |         |      |     |    |        |  |  |  |  |
| REVIEW DATE 08/18/2017 BY DJX Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS |                  |                |                                 |                                                                                                                                                                                                                                                                                                                                                            |         |           |             |                |                |                |           |          |             |         |            |                        |                                   |                             |      |         |      |     |    |        |  |  |  |  |