LOT 29
HICKORY RIDGE PBK 2234/596

BAKER ROBERT W
323 IRONHORSE CT
ALBANY, GA 31721

2023

00-00-31-1501-0029-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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	06	Quality Level 06

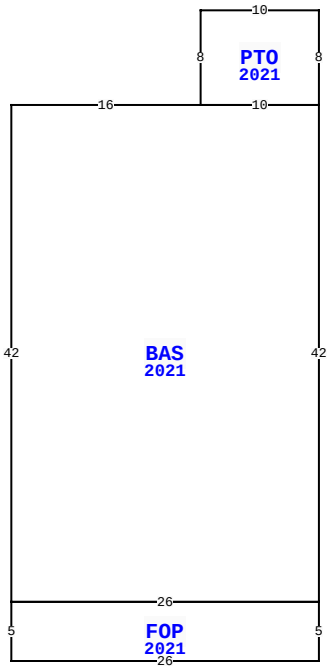
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1022.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1,092	180,202
FOP	130	30	39	6,436
PTO	80	5	4	660
TOTALS	1,302		1,135	187,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,135	138.9660	165.02	187,298	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 0 Heated Area: 1092 HX Base Yr



1330 ISLAND RIDGE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	187,298
TOTAL MARKET OB/XF VALUE	7,123
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	294,421
SOH/AGL Deduction	31,127
ASSESSED VALUE	263,294
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,294
TOTAL JUST VALUE	294,421
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200466	CO ISSUED	0	04/01/2021
20200466	NEW CONSTR	0	10/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2448/1811	3/31/2021	WD	Q	I	01	294,400
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: BAKER ROBERT W						
2250/1180	1/15/2019	WD	Q	V	01	70,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] W10 S8 BAS=[YR=2021] W16 S42 FOP=[YR=2021]
S5 E26 N5 W26 $ E26 N42 W10 $ E10 N8 $.

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	0855	CONC PAVER	0	0	0	0	336.00	SF	10.00	10.00	100	2021	2021	3	100	3,360	
2	0462	ST/AL FNC	0	0	0	0	384.00	SF	10.00	10.00	100	2021	2021	3	98	3,763	

LAND DESCRIPTION

TOTAL OB/XF 7,123

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 07/29/2021 BY RK Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS