BLOCK 3 LOT 12
IN OR 1761/1268
OAK LAWN PARK #2 PB3 PG 25

INDIVERO PETER C
387 LEMON STREET
CANTON, GA 30114

**2023**

**00-00-31-150B-0003-0120**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

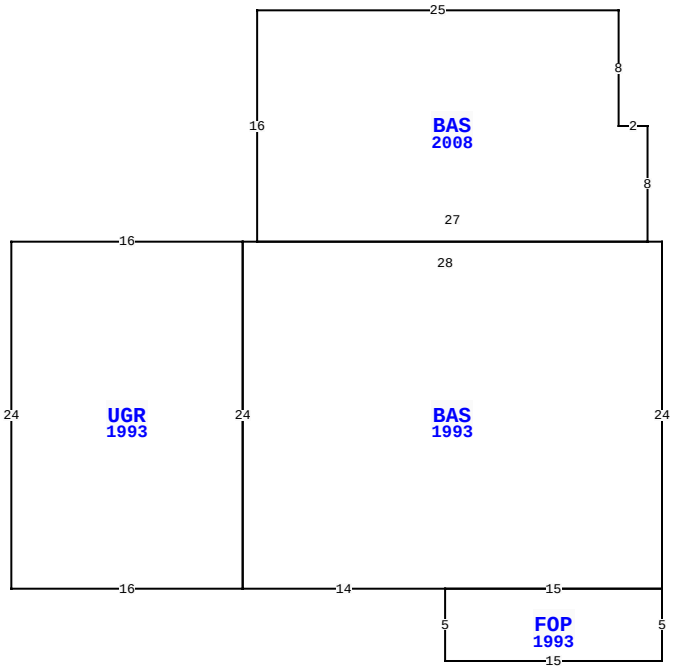
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 70 |
| Exterior Wall | 05 | AVERAGE 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 70 |
| Roof Cover | 12 | MODULAR MT 30 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1011.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 696 | 100 | 696 | 58,622 |
| BAS | 416 | 100 | 416 | 35,038 |
| FOP | 75 | 30 | 22 | 1,853 |
| UGR | 384 | 45 | 173 | 14,571 |
| TOTALS | 1,571 | | 1,307 | 110,084 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,307 | 113.6720 | 102.59 | 134,085 | 1952 | 1985 | 0 | 0 | 0 | 17.90 | 82.10 |

1 SINGLE FAM – 0% - 0 Heated Area: 1112 HX Base Yr




300 S 17TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 110,084 |
| TOTAL MARKET OB/XF VALUE | 1,042 |
| TOTAL LAND VALUE - MARKET | 180,000 |
| TOTAL MARKET VALUE | 291,126 |
| SOH/AGL Deduction | 107,643 |
| ASSESSED VALUE | 183,483 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 183,483 |
| TOTAL JUST VALUE | 291,126 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 250,098 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20052488 | REMODEL | 3,000 | 08/19/2005 |
| 20021353 | XFOB | 0 | 08/07/2002 |
| 20032569 | OTHER | 1,000 | 02/24/2002 |
| 10342 | REPAIR/RRF | 2,400 | 02/28/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1761/1268 | 10/07/2011 | WD | Q | I | 02 | 77,500 |
| GRANTOR: SHOOK TERESA A | | | | | | |
| GRANTEE: INDIVERO PETER C | | | | | | |
| 1314/1701 | 5/04/2005 | WD | Q | I | | 169,900 |
| GRANTOR: MCCOMAS CHIRSTOPHER S | | | | | | |
| GRANTEE: SHOOK TERESA A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W1 BAS=[YR=2008] N8 W2 N8 W25 S16 E27 $ W28 UGR=[YR=1993] W16 S24 E16 N24 $ S24 E14 FOP=[YR=1993] S5 E15 N5 W15 $ E15 N24 $ .

## 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 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 386.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 27 | 1,042 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,042

| 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-1 | 90.00 | 137.00 | 90.00 | FF | | 1.00 | 1.00 | 1.00 | 2,000.00 | 2,000.00 | 180,000 | | | | | | | |

REVIEW DATE 02/13/2017 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS