

NOLAN PETER G & JOANN
770 E NORTHWAY LANE NE
ATLANTA, GA 30342

00-00-31-1520-0006-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																									
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																							
Exterior Wall	16	WD FR STUC 100								0500	01	3,187	129.0760	183.93	586,185	1938	2005		0	0	8.50	91.50	VALUATION BY								STANDARD														
Roof Structur	03	GABLE/HIP 100								1 SFR CUST - 0% - 0										Heated Area: 3060										HX Base Yr															
Roof Cover	03	COMP SHNGL 100																																											
Interior Wall	05	DRYWALL 80																																											
Interior Wall	06	CUST PANEL 20																																											
Interior Floo	15	HARDTILE 60																																											
Interior Floo	12	HARDWOOD 40																																											
Air Condition	03	CENTRAL 100																																											
Heating Type	04	AIR DUCTED 100																																											
Bedrooms		4 100																																											
Bathrooms		4 100																																											
Frame	02	WOOD FRAME 100																																											
Stories	2.	2. 100																																											
Units		0 100																																											
BUD8 Adjustme	02	DIST FB 100																																											
Occupancy	00	NONE 100																																											
Quality	06	Quality Level 06																																											
DOR CODE	0100	SINGLE FAMILY																																											
MAP NUM		MKT AREA																												01															
NEIGHBORHOOD/LOC	1057.00																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																									
BAS	1,320	100	1,320	222,151																																									
BAS	105	100	105	17,671																																									
BAS	195	100	195	32,817																																									
DCK	432	10	43	7,237																																									
FOP	90	30	27	4,544																																									
FOP	94	30	28	4,712																																									
FOP	96	30	29	4,881																																									
FUS	810	100	810	136,319																																									
FUS	180	100	180	30,293																																									
FUS	450	100	450	75,734																																									
TOTALS	3,772		3,187	536,359																																									
EXTRA FEATURES					705 S FLETCHER AVE, FERNANDINA BEACH										BLD DATE				LGL DATE																										
															XF DATE				LAND DATE																										
															INC 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																														
3	0510	GARAGE WD-	0 0	26 24	624.00	SF	35.00	35.00	100	1997	1997	3	26	5,678																															
4	0810	CONCRETE A	0 0	20 24	480.00	SF	6.50	6.50	100	1998	1998	3	77	2,402																															
5	0810	CONCRETE A	0 0	8 6	48.00	SF	6.50	6.50	100	1998	1998	3	77	240																															
6	1241	WD DECK G	0 0	10 30	300.00	UT	15.53	15.53	100	2000	2000	3	29	1,351																															
7	1126	CB/STC 8"	0 0	19 6	114.00	SF	8.00	8.00	100	2000	2000	3	80	730																															
8	0835	QUARY TILE	0 0	8 15	120.00	SF	10.00	10.00	100	2000	2000	3	80	960																															
9	0858	SCULP CONC	0 0	32 3	96.00	SF	13.00	13.00	100	2000	2000	3	94	1,173																															
10	0858	SCULP CONC	0 0	0 0	220.00	SF	13.00	13.00	100	2000	2000	3	94	2,688																															
11	0855	CONC PAVER	0 0	0 0	834.00	SF	10.00	10.00	100	2008	2008	3	90	7,506																															
12	0500	FP-PRE FAB	0 0	0 0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150																															
LAND DESCRIPTION					TOTAL OB/XF										25,878																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	75.00	97.00	75.00	FF		1.00	1.00	0.85	6,000.00	5,100.00	382,500																											

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