BLK 9 N 62.88FT OF LOT 1
IN OR 2129/1048
(EX ESMT IN OR 1503/957)

HEINZE MARGARET W
547 GRAMERCY DR NE
MARIETTA, GA 30068

**2023**

**00-00-31-1520-0009-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

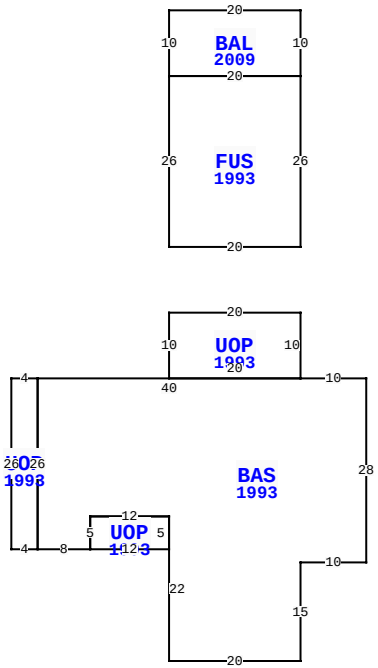
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| 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 | 200 | 15 | 30 | 3,645 |
| BAS | 1,600 | 100 | 1,600 | 194,375 |
| FUS | 520 | 100 | 520 | 63,172 |
| UOP | 60 | 20 | 12 | 1,458 |
| UOP | 104 | 20 | 21 | 2,552 |
| UOP | 200 | 20 | 40 | 4,859 |
| TOTALS | 2,684 | | 2,223 | 270,060 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,223 | 109.4170 | 129.93 | 288,834 | 1935 | 2008 | 0 | 0 | 0 | 6.50 | 93.50 |

1 SNGL FAM – 0% - 0 Heated Area: 2120 HX Base Yr




508 S FLETCHER AVE, 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 | 270,060 |
| TOTAL MARKET OB/XF VALUE | 9,232 |
| TOTAL LAND VALUE - MARKET | 943,200 |
| TOTAL MARKET VALUE | 1,222,492 |
| SOH/AGL Deduction | 313,855 |
| ASSESSED VALUE | 908,637 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 908,637 |
| TOTAL JUST VALUE | 1,222,492 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,237,095 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20122195 | NEW BATHRM WIRING | 600 | 10/24/2012 |
| 20122185 | MODIFY DUCTWORK | 800 | 10/23/2012 |
| 20122194 | NEW BATH | 1,500 | 10/23/2012 |
| 20122175 | PARTITION WALLS | 1,500 | 10/22/2012 |
| 20090143 | UPPER DECK | 20,000 | 02/03/2009 |
| 20081631 | RE-ROOF W/30YR AR | 2,688 | 10/29/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2129/1048 | 6/23/2017 | WD | Q | I | 01 | 1,080,000 |
| GRANTOR: FLACK JOHN C & | | | | | | |
| GRANTEE: HEINZE MARGARET W A | | | | | | |
| 1670/0685 | 3/19/2010 | QC | U | I | 11 | 100 |
| GRANTOR: FLACK JOHN C & | | | | | | |
| GRANTEE: FLACK JOHN C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W10 UOP=[YR=1993] N10 W20 S10E20 $
W40UOP=[YR=1993] W4S26E4N26 $ S26 E8 UOP=[YR=1993] E12 N5
W12 S5 $ N5 E12 S22 E20N15 E10 N28 $ PTR= W10N20
FUS=[YR=1993] N26 BAL=[YR=2009] N10 W20S10E20$ W20S26 E20$
S20E10$.

## 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 | 365.00 | SF | 4.00 | 4.00 | 100 | 2009 | 2009 | 3 | 45 | 657 | |
| 2 | 1243 | WD DECK F | 0 | 0 | 6 | 4 | 24.00 | SF | 8.00 | 8.00 | 100 | 2007 | 2007 | 3 | 35 | 67 | |
| 3 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 880.00 | SF | 10.00 | 10.00 | 100 | 2009 | 2009 | 3 | 91 | 8,008 | |
| 4 | 0877 | JACUZZI | 0 | 0 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2010 | 2010 | 3 | 50 | 500 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,232

| 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 | 000120 | C | SFR OCN FT | 0 | 0006 | R-3 | 63.00 | 80.00 | 62.88 | FF | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 943,200 | | | | | | | |

REVIEW DATE 02/05/2018 BY DJX Total Acres: 0.00 Total Land Value: 943,200 Market: 0 Agricultural: 0 Common: 943,200 PRINTED 08/02/2023 BY SYS