BLK 9 S1/2 OF LOT 4
IN OR 2510/1014
OCEAN CITY S/D DBK U/384

DAVIS AMELIA DUNN & FRANKLIN B
1248 OGLETHORPE STREET
MACON, GA 31220

**2023**

**00-00-31-1520-0009-0042**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1051.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

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 | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 416,250 |
| TOTAL MARKET VALUE | 416,250 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 416,250 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 416,250 |
| TOTAL JUST VALUE | 416,250 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 416,250 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2569/0242 | 11/01/2021 | WD | U | V | 11 | 100 |
| GRANTOR: AMELIA 551 LLC | | | | | | |
| GRANTEE: DAVIS AMELIA DUNN & | | | | | | |
| 2523/0550 | 11/01/2021 | WD | U | V | 11 | 100 |
| GRANTOR: DAVIS AMELIA DUNN & F | | | | | | |
| GRANTEE: DAVIS AMELIA DUNN & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 37.00 | 80.00 | 37.00 | FF | | 1.00 | 1.00 | 0.75 | 15,000.00 | 11,250.00 | 416,250 | | | | | | | |

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 416,250 Market: 0 Agricultural: 0 Common: 416,250 PRINTED 08/02/2023 BY SYS