

BLOCK 22 LOT 3
IN OR 1292/574-579
OCEAN CITY SO PORTION PB 2/39

GILL HEATHER G/LONGGREGAR CARLYN G ET AL
435 WHITE OAK LANE
RICHMOND HILL, GA 31324

2023

00-00-31-1540-0022-0030



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2										
Exterior Wall	19	COMMON BRK 70	0900	01	2,292	124.3620	147.68	338,483	1938	2000	0	0	16.45	83.55	VALUATION BY STANDARD										
Exterior Wall	10	ABOVE AVG 30	1 SNGL FAM - 0% - 0												Heated Area: 1956 HX Base Yr										
Roof Structure	08	IRREGULAR 100														VALUATION SUMMARY									
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 282,803									
Interior Wall	03	PLASTER 70														TOTAL MARKET OB/XF VALUE 37,491									
Interior Wall	05	DRYWALL 30														TOTAL LAND VALUE - MARKET 351,900									
Interior Floor	12	HARDWOOD 100														TOTAL MARKET VALUE 672,194									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 59,232									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 612,962									
Bedrooms	3	100														TOTAL EXEMPTION VALUE 0									
Bathrooms	2	100														BASE TAXABLE VALUE 612,962									
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 672,194									
Stories	1.	1. 100	NCON VALUE 0																						
Units	0	100	INCOME VALUE																						
BUD8 Adjustme	02	DIST FB 100	PREVIOUS YEAR MKT VALUE 639,847																						
Occupancy	00	NONE 100																							
Quality			03	Quality Level 03																					
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	1,508	100	1,508	186,067																					
FOP	1,102	30	331	40,841																					
PTO	32	5	2	246																					
SFB	560	80	448	55,278																					
STR	6	10	1	124																					
STR	16	10	2	246																					
TOTALS			3,224	2,292	282,803																				
EXTRA FEATURES					1099 S FLETCHER AVE, FERNANDINA BEACH																				
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									
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1938	1938	3	20	700										
10	1242	WD DECK A	0	0	8	64.00	SF	4.00	4.00	100	1998	1998	3	20	51										
11	0810	CONCRETE A	0	0	3	90.00	SF	6.50	6.50	100	1998	1998	3	77	450										
13	0810	CONCRETE A	0	0	0	1,016.00	SF	6.50	6.50	100	2001	2001	3	82	5,415										
15	0476	VF 6 SBPL	0	0	0	108.00	LF	64.00	64.00	100	2008	2008	3	76	5,253										
16	0470	VNYL GATE	0	0	0	4.00	UT	300.00	300.00	100	2008	2008	3	76	912										
17	0845	KOOL DECK	0	0	0	824.00	SF	7.25	7.25	100	2008	2008	3	90	5,377										
18	0861	POOL GUNIT	0	0	26	364.00	SF	85.00	85.00	100	2008	2008	3	56	17,326										
19	0855	CONC PAVER	0	0	9	81.00	SF	10.00	10.00	100	2012	2012	3	94	761										
20	0810	CONCRETE A	0	0	17	204.00	SF	6.50	6.50	100	2012	2012	3	94	1,246										
LAND DESCRIPTION					TOTAL OB/XF 37,491																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100.00	75.00	FF		1.00	1.00	0.78	6,000.00	4,692.00	351,900								
REVIEW DATE 03/15/2017 BY DJ Total Acres: 0.00 Total Land Value: 351,900 Market: 0 Agricultural: 0 Common: 351,900 PRINTED 08/02/2023 BY SYS																									