

BLOCK 24 LOT 7
IN OR 1150/660
OCEAN CITY SOUTH PRT PB 2/39

JOHN & JULIE FAMILY LP
PO BOX 1487
TIFTON, GA 31793

2023

00-00-31-1540-0024-0070

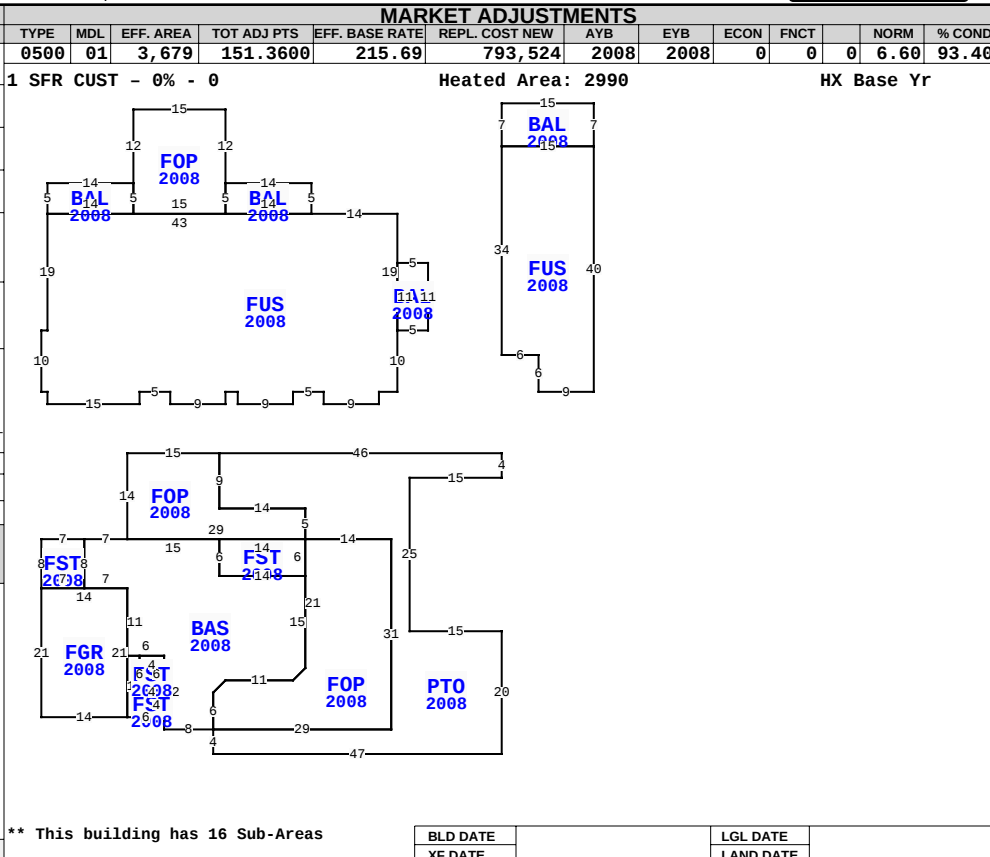


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	19	MARBLE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	04	REIN CONC 100
Stories	2.5	2.5 100
Units		0 100
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	55	15	8	1,612
BAL	70	15	10	2,015
BAL	70	15	10	2,015
BAL	105	15	16	3,223
BAS	679	100	679	136,788
FGR	294	55	162	32,636
FOP	255	30	76	15,310
FOP	280	30	84	16,922
FOP	554	30	166	33,442
FST	24	55	13	2,619
TOTALS	5,818		3,679	741,151

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00
4	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00
5	0861	POOL GUNIT	0	0	25	15	375.00	SF	85.00
7	0855	CONC PAVER	0	0	0	0	1,672.00	SF	10.00
8	1130	REINFR 6	0	0	30	6	180.00	SF	5.75
9	0600	SUMMER KIT	0	0	0	0	1.00	UT	2,500.00
10	0415	BEACHWALK	0	0	35	4	140.00	SF	5.75



** This building has 16 Sub-Areas									
1230 S FLETCHER AVE, FERNANDINA BEACH									
TOTAL OB/XF 49,244									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0	0006	R-1	75.00	135.00	75.00

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
FF		1.00	1.00	1.00	15,000.00	15,000.00	1,125,000							

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					741,151				
TOTAL MARKET OB/XF VALUE					49,244				
TOTAL LAND VALUE - MARKET					1,125,000				
TOTAL MARKET VALUE					1,915,395				
SOH/AGL Deduction					73,010				
ASSESSED VALUE					1,842,385				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,842,385				
TOTAL JUST VALUE					1,915,395				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,933,499				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091184	XFOB	1,500	09/03/2009
20081226	ELEC OTHER	600	07/31/2008
20081224	SWIM POOL	18,576	07/31/2008
20081225	OTHER	1,000	07/31/2008
20080860	GAS	795	05/22/2008
20070644	H/AC	22,000	04/17/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1150/0660	7/02/2003	WD	Q	V		535,000	
GRANTOR: WIGGINS ROBERT L SR							
GRANTEE: JOHN & JULIE FAMILY							
0836/0765	6/05/1998	WD	Q	V		190,000	
GRANTOR: BARRY ARTHUR P JR & B							
GRANTEE: WIGGINS ROBERT L SR							

BUILDING NOTES									
PTO=[YR=2008] W46 FOP=[YR=2008] W15S14 BAS=[YR=2008] W7									
FST=[YR=2008] W7S8 FGR=[YR=2008] S21E14 FST=[YR=2008] E6N4									
FST=[YR=2008] N6W4S6E4S W4N6W2S10S N21W14S E7N8S									
S8E7S11E6S12E8 FOP=[YR=2008] E29N31W14S21 D2 L2 W11 D2 L2									
S6S6N6 U2 R2 E11 R2 U2 N15 FST=[YR=2008] N6W14S6E14S W14N6									
W15S29N5W14N9S S9E14S5E14S31 W29S4E47N20W15N25E15N4S PTR=									
N10W17 FUS=[YR=2008] N10 BAL=[YR=2008] E5 N11W5S11N19W14									
BAL=[YR=2008] N5W14 FOP=[YR=2008] N12W15S12 BAL=[YR=2008] W14									
S5E14N5S5E15N5S5E14S43S19W1 S10E15S2E15N2E5S2E9N2E5									
S2E9N2E3S E17S10S PTR=N16 FUS=[YR=2008] E6S6E9N40									
BAL=[YR=2008] N7 W15S7E15S W15S34S16S.									