LOT 1
PT OR 1725/603
OCEANS EIGHT PB 5/41

MAGILL CAROL BROCK
1840 GRIST STONE COURT
ATLANTA, GA 30307

**2023**

**00-00-31-155E-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

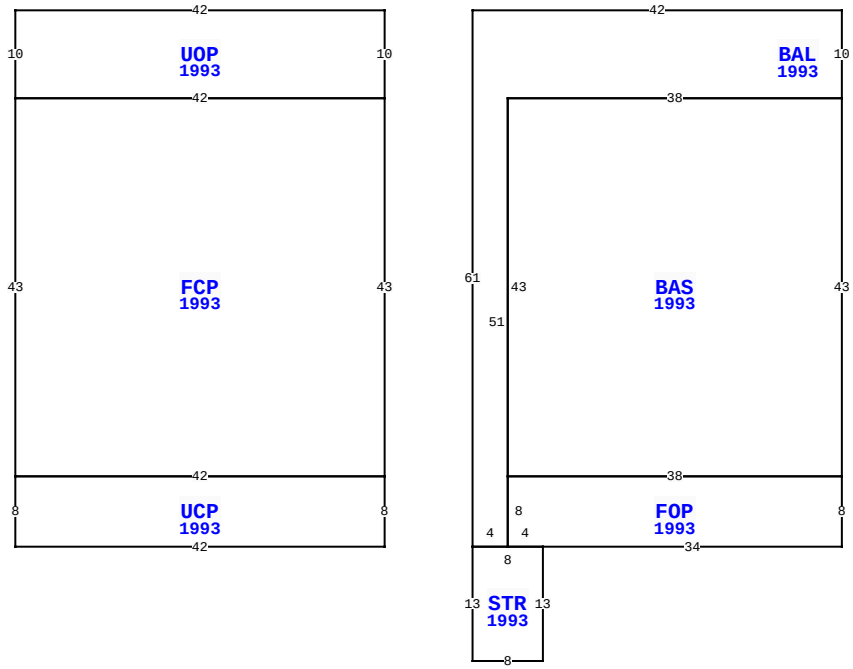
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 07 | SPECIAL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1056.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAL | 624 | 15 | 94 | 12,933 |
| BAS | 1,634 | 100 | 1,634 | 224,817 |
| FCP | 1,806 | 25 | 452 | 62,189 |
| FOP | 304 | 30 | 91 | 12,520 |
| STR | 104 | 10 | 10 | 1,376 |
| UCP | 336 | 20 | 67 | 9,218 |
| UOP | 420 | 20 | 84 | 11,557 |
| TOTALS | 5,228 | | 2,432 | 334,611 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,432 | 111.6220 | 159.06 | 386,834 | 1992 | 1995 | 0 | 0 | 0 | 13.50 | 86.50 |

1 SFR CUST – 0% - 0 Heated Area: 1634 HX Base Yr




1415 N 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 | 334,611 |
| TOTAL MARKET OB/XF VALUE | 9,958 |
| TOTAL LAND VALUE - MARKET | 450,000 |
| TOTAL MARKET VALUE | 794,569 |
| SOH/AGL Deduction | 175,204 |
| ASSESSED VALUE | 619,365 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 619,365 |
| TOTAL JUST VALUE | 794,569 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 677,761 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20110199 | H/AC | 1,500 | 02/10/2011 |
| 20052256 | ELEC OTHER | 1,000 | 07/19/2005 |
| 20051979 | REMODEL | 10,000 | 06/13/2005 |
| 20020458 | REPAIR/RRF | 2,000 | 03/18/2002 |
| 6933 | NEW CONSTR | 50,540 | 03/05/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1725/0603 | 2/11/2011 | WD | U | I | 16 | 440,000 |
| GRANTOR: BATTEN RONNIE M & ANG | | | | | | |
| GRANTEE: MAGILL CAROL BROCK | | | | | | |
| 0884/0264 | 5/21/1999 | WD | U | I | 09 | 230,000 |
| GRANTOR: TAYLOR TROY L & YVONN | | | | | | |
| GRANTEE: BATTEN RONNIE M & A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=1993] W42 S10 FCP=[YR=1993] S43 UCP=[YR=1993] S8 E42 N8 W42$E42 N43 W42$E42 N10$ PTR=E10 BAL=[YR=1993] E42 S10 BAS=[YR=1993] S43 FOP=[YR=1993] S8 W34STR=[YR=1993] S13W8N13E8$W4 N8 E38$W38 N43 E38$W38 S51W4N61 $ W10$.

## 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 2,172.00 | SF | 6.50 | 6.50 | 100 | 1992 | 1992 | 3 | 66 | 9,318 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 4 | 4 | 32.00 | SF | 10.00 | 10.00 | 100 | 1992 | 1992 | 3 | 20 | 64 | |
| 3 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 12 | 96.00 | SF | 30.00 | 30.00 | 100 | 2000 | 2000 | 3 | 20 | 576 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,958

| 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 | 000100 | C | SFR | 0 | 0006 | R-1 | 50.00 | 170.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 450,000 | | | | | | | |

REVIEW DATE 03/15/2017 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS