

LOT 18
IN OR 1766/1425
OCEAN RIDGE PB 5/103 & 104

MATNEY JIMMY L & JILL A
2158 KENDALLWOOD CHURCH ROAD
MOULTRIE, GA 31768

2023

00-00-31-155R-0018-0000



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																							
Exterior Wall	10	ABOVE AVG 80	0300	11	1,891	143.3779	121.87	230,456	1989	1993	0	0	14.10	85.90	VALUATION BY STANDARD																							
Exterior Wall	16	WD FR STUC 20	1 SFR PATIO - 0% - 0												Heated Area: 1548												HX Base Yr											
Roof Structur	03	GABLE/HIP 100																VALUATION SUMMARY																				
Roof Cover	03	COMP SHNGL 100																Tax Group: 2										Tax Dist:										
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE										197,962										
Interior Floo	14	CARPET 60																TOTAL MARKET OB/XF VALUE										6,751										
Interior Floo	11	CLAY TILE 40																TOTAL LAND VALUE - MARKET										250,000										
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE										454,713										
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction										77,411										
Bedrooms	2	100																ASSESSED VALUE										377,302										
Bathrooms	2	100																TOTAL EXEMPTION VALUE										0										
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE										377,302										
Stories	1.	1. 100	TOTAL JUST VALUE										454,713																									
Units	0	100	NCON VALUE										0																									
			INCOME VALUE																																			
			PREVIOUS YEAR MKT VALUE										412,818																									
Quality			03	Quality Level 03																																		
DOR CODE			0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA										01																									
NEIGHBORHOOD/LOC			1075.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,548	100	1,548	162,055																																		
FGR	472	55	260	27,218																																		
FOP	82	30	25	2,617																																		
FOP	195	30	58	6,071																																		
TOTALS			2,297	1,891	197,962																																	
EXTRA FEATURES			138 OCEAN RIDGE DR, 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	0812	CONCRETE C	0	0	0	0			4.00	100	1989	1989	3	59.5	3,192																							
2	0500	FP-PRE FAB	0	0	0	0			3,500.00	100	1989	1989	3	68	2,380																							
3	0855	CONC PAVER	0	0	0	0			10.00	100	2002	2002	3	83	1,179																							
TOTAL OB/XF 6,751																																						
LAND DESCRIPTION																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000																					
REVIEW DATE 08/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																																						