LOT 25
IN OR 1365/832
OCEAN SOUND PB 5/295

CUTCHIN JOHN W & CYNTHIA L
351 SENNS STREET
MARIETTA, GA 30064

2023

00-00-31-155S-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

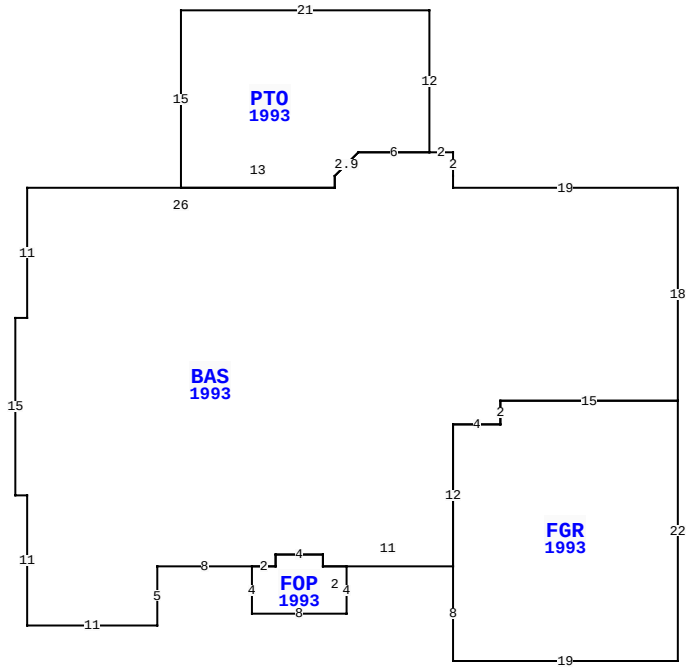
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	1,596	199,440
FGR	410	55	226	28,241
FOP	36	30	11	1,374
PTO	293	5	15	1,875
TOTALS	2,335		1,848	230,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,848	122.4300	145.39	268,681	1993	1993	0	0	0	14.05	85.95

1 SNGL FAM – 0% - 0 Heated Area: 1596 HX Base Yr



BLD DATE	03/04/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

2810 OCEAN SOUND DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	230,931
TOTAL MARKET OB/XF VALUE	3,492
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	509,423
SOH/AGL Deduction	24,341
ASSESSED VALUE	485,082
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	485,082
TOTAL JUST VALUE	509,423
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	440,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2004223	REMODEL	1,000	10/23/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2465/1644	5/22/2021	WD	Q	I	01	479,900
GRANTOR: CASELLINI JOHN P & CH						
GRANTEE: CUTCHIN JOHN W & CY						
1365/0832	11/07/2005	WD	Q	I		333,000
GRANTOR: SOWDER DANIEL B &						
GRANTEE: CASELLINI JOHN P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 N1 N2 W2 PTO=[YR=1993] N12 W21 S15 E13 N1 U2 R2 E6$ W6 L2 D2 S1 W26 S11 W1S15 E1 S11 E11 N5 E8
FOP=[YR=1993] S4 E8 N4 W2 N1 W4 S1 W2 $ E2 N1 E4 S1 E11
FGR=[YR=1993] S8 E19 N22 W15 S2 W4 S12$ N12 E4 N2 E15 N18$.

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	0811	CONCRETE B	0	0	0	0	664.00	SF	5.20	5.20	100	1993	1993	3	68	2,348	
2	0810	CONCRETE A	0	0	20	4	80.00	SF	6.50	6.50	100	1993	1993	3	68	354	
3	0910	SCRN RM L	0	0	21	10	210.00	SF	15.00	15.00	100	2003	2003	3	22	693	
4	0810	CONCRETE A	0	0	0	0	22.00	SF	6.50	6.50	100	1993	1993	3	68	97	

LAND DESCRIPTION

TOTAL OB/XF 3,492

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 10/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS