BLOCK 6 LOT 2
OCEANVIEW ESTATES REPLAT
PB 2/75

MALONE MICHAEL & AMY BETH
2029 TRIMLESTON RD
STATHAM, GA 30666

2023

00-00-31-1560-0006-0020

BUILDING CHARACTERISTICS

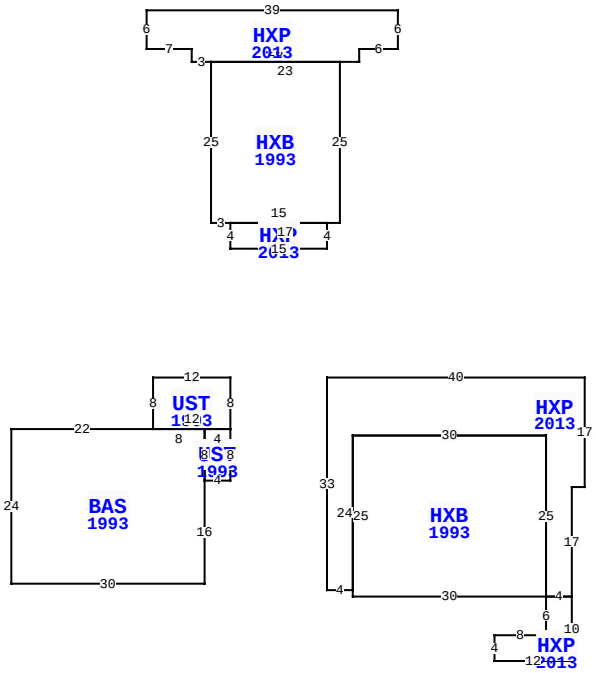
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	147,615
HXB	500	100	500	102,511
HXB	750	100	750	153,766
HXP	60	30	18	3,690
HXP	72	30	22	4,510
HXP	286	30	86	17,631
HXP	572	30	172	35,264
UST	32	45	14	2,871
UST	96	45	43	8,816
TOTALS	3,088		2,325	476,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,325	154.8714	220.69	513,104	1966	2010	0	0	0	7.10	92.90

1 SFR CUST – 0% - 0 Heated Area: 1970 HX Base Yr



1326 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	476,674
TOTAL MARKET OB/XF VALUE	401
TOTAL LAND VALUE - MARKET	312,500
TOTAL MARKET VALUE	789,575
SOH/AGL Deduction	104,986
ASSESSED VALUE	684,589
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	684,589
TOTAL JUST VALUE	789,575
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	622,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120627	STAIRS,WALKWY,RAI	3,150	04/12/2012
20120627	REPLACE STRS,WLKW	3,150	04/11/2012
20111199	HANDRAILS	500	07/21/2011
20110978	REROOF AROUND SKY	1,200	06/16/2011
20100709	H/AC	2,000	05/03/2010
20091359	DECK & PAVERS	3,500	09/15/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2439/1872	3/05/2021	WD	Q	I	01	870,000
GRANTOR: ZARYCKY ORYSIA						
GRANTEE: MALONE MICHAEL & AM						
2280/0798	5/23/2019	QC	U	I	11	100
GRANTOR: ZARYCKY OLGA						
GRANTEE: ZARYCKY ORYSIA						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 S8 BAS=[YR=1993] W22 S24 E30 N16
UST=[YR=1993] E4 N8 W4 S8 $ N8 W8 $ E12 N8 $ PTR= E15
HXP=[YR=2013] E40 S17 W2 S17 HXP=[YR=2013] S10 W12 N4 E8 N6
E4$ W4 HXB=[YR=1993] W30 N25 E30 S25$ N25 W30 S24 W4 N33$
W15$ PTR= N20 HXP=[YR=2013] N4 HXB=[YR=1993] W3 N25
HXP=[YR=2013] W3 N2 W7 N6 E39 S6 W6 S2 W23$ E20 S25 W17$ E15
S4 W15$ S20$.

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	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	1988	1988	3	20	288	
2	0820	WOOD WALK	0	0	8	3	24.00	SF	11.75	11.75	100	1988	1988	3	40	113	

LAND DESCRIPTION

TOTAL OB/XF 401

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		50.00	68.00	50.00	FF		1.00	1.00	1.25	5,000.00	6,250.00	312,500							

REVIEW DATE 02/05/2018 BY DJ Total Acres: 0.00 Total Land Value: 312,500 Market: 0 Agricultural: 0 Common: 312,500 PRINTED 08/02/2023 BY SYS