LOT 21
IN OR 1043/1956
OCEAN VIEW ESTATES PB 6/25-26

WHITEHEAD JAMES M
430 DEER CREEK DRIVE
FORSYTH, GA 31029-6548

2023

00-00-31-156E-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

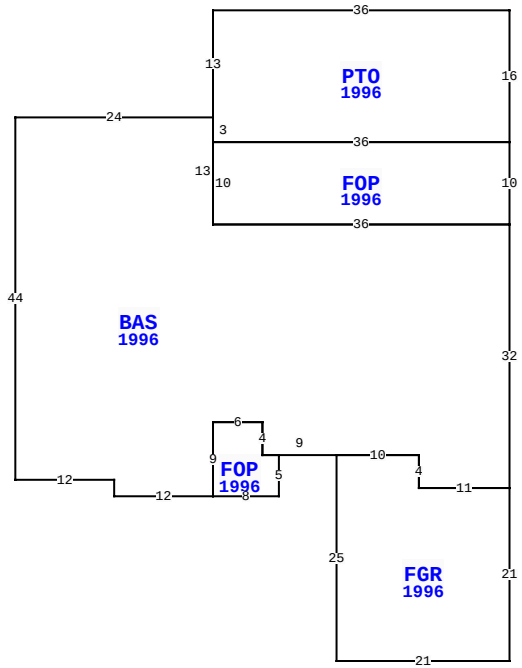
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,108	100	2,108	235,809
FGR	481	55	265	29,644
FOP	64	30	19	2,126
FOP	360	30	108	12,081
PTO	576	5	29	3,244
TOTALS	3,589		2,529	282,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,529	114.1536	135.56	342,831	1996	1996	0	0	0	17.48	82.52

1 SNGL FAM – 0% - 0 Heated Area: 2108 HX Base Yr



2817 N LAGUNA DR, FERNANDINA BEACH

BLD DATE	02/11/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	282,904
TOTAL MARKET OB/XF VALUE	7,263
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	565,167
SOH/AGL Deduction	104,517
ASSESSED VALUE	460,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	460,650
TOTAL JUST VALUE	565,167
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	500,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121788	REPAIR FOUNDATION	3,600	08/30/2012
20121758	RE-ROOF	6,500	08/28/2012
959501	NEW CONSTR	108,682	12/14/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1043/1956	3/15/2002	QC	U	I	06	100
GRANTOR: WHITEHEAD MICHELLE C						
GRANTEE: WHITEHEAD JAMES M						
0757/1133	4/22/1996	WD	Q	I		145,900
GRANTOR: CENTEX REAL ESTATE CO						
GRANTEE: WHITEHEAD JAMES M &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1996] W36 S13 BAS=[YR=1996] W24 S44 E12 S2 E12 FOP=[YR=1996] E8 N5 W2 N4 W6 S9 $ N9 E6 S4 E9 FGR=[YR=1996] S25 E21 N21 W11 N4 W10 $ E10 S4 E11 N32 FOP=[YR=1996] N10 W36 S10 E36 $ W36 N13 $ S3 E36 N16 $.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	80	1,600	
2	0810	CONCRETE A	0	0	0	0	1,138.00	SF	6.50	6.50	100	1996	1996	3	73	5,400	
3	1128	BRICK 12"	0	0	0	0	20.00	SF	14.00	14.00	100	1999	1999	3	94	263	

LAND DESCRIPTION

TOTAL OB/XF 7,263

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-1A	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