BLK 7 LOTS 3 & 4
IN OR 2125/998
OLD TOWN S/D UNR

BOWLING MELVIN
110 WISTERIA RIDGE TERRACE
LAGRANGE, GA 30240

2023

00-00-31-1580-0007-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

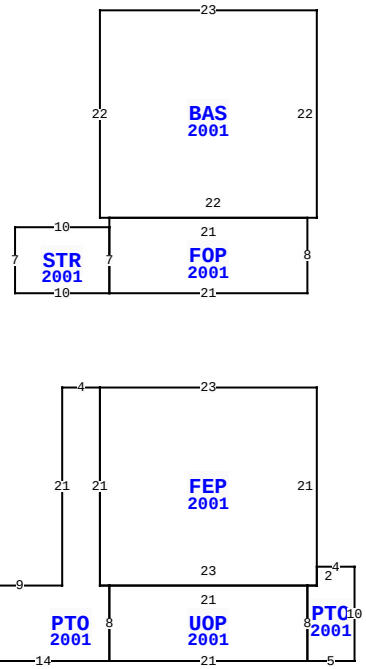
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	506	100	506	71,971
FEP	483	80	386	54,903
FOP	168	30	50	7,112
PTO	48	5	2	284
PTO	196	5	10	1,422
STR	70	10	7	996
UOP	168	20	34	4,836
TOTALS	1,639		995	141,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	995	133.6500	158.71	157,916	2001	2001	0	0	0	10.38	89.62

1 SNGL FAM – 0% - 0 Heated Area: 506 HX Base Yr



919 SAN FERNANDO ST, 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	141,524
TOTAL MARKET OB/XF VALUE	882
TOTAL LAND VALUE - MARKET	163,100
TOTAL MARKET VALUE	305,506
SOH/AGL Deduction	80,288
ASSESSED VALUE	225,218
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,218
TOTAL JUST VALUE	305,506
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003972	NEW CONSTR	77,500	09/14/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2125/0998	6/09/2017	WD	Q	I	01	185,000
GRANTOR: POWER GREGORY J & AND						
GRANTEE: BOWLING MELVIN						
2110/1677	3/23/2017	CT	U	I	18	150,100
GRANTOR: CLERK OF COURT						
GRANTEE: POWER GREGORY J & A						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2001] W23 PTO=[YR=2001] W4 S21W9 S8E14 UOP=[YR=2001] E21 PTO=[YR=2001] E5 N10W4S2W1S8$N8W21S8$N8W1N21$ S21E23N21$ PTR=N40 BAS=[YR=2001] W23 S22E1 FOP=[YR=2001] S1 STR=[YR=2001] W10S7 E10N7$S7E21N8W21$ E22N22$ S40$.

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	0940	SHEDS/PORT	0	0	7	12	84.00	SF	30.00	30.00	100	2007	2007	3	35	882	

LAND DESCRIPTION

TOTAL OB/XF 882

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	0010		47.00	93.00	46.60	FF		1.00	1.00	1.00	3,500.00	3,500.00	163,100							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 163,100 Market: 0 Agricultural: 0 Common: 163,100 PRINTED 08/02/2023 BY SYS