BLOCK 9 LOT 14
IN OR 2195/287
THE PARK PB 4/28

FREEDMAN FAMILY REVOCABLE TRST/FREEDMAN DAVID M TR
556 BASIL CT
MARIETTA, GA 30064

2023

00-00-31-1630-0009-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

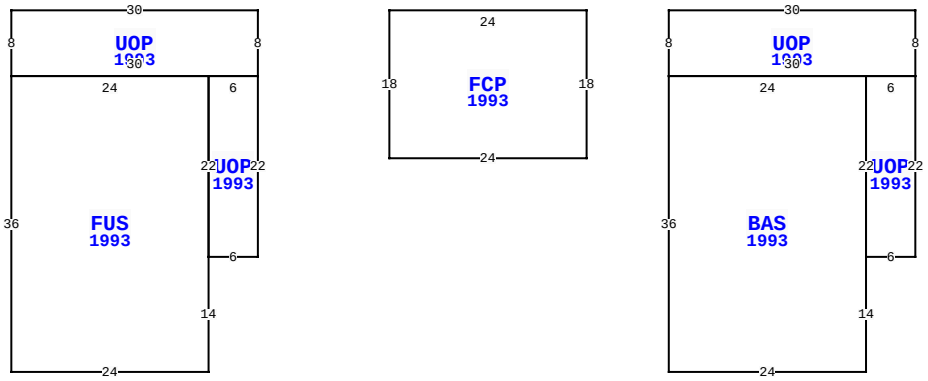
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1040.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	90,235
FCP	432	25	108	11,280
FUS	864	100	864	90,235
UOP	132	20	26	2,715
UOP	132	20	26	2,715
UOP	240	20	48	5,013
UOP	240	20	48	5,013
TOTALS	2,904		1,984	207,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,984	105.8400	126.21	250,401	1982	1982	0	0	0	17.25	82.75

1 DUPLEX – 0% - 0 Heated Area: 1728 HX Base Yr



1634 IRENE CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	207,207
TOTAL MARKET OB/XF VALUE	2,106
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	609,313
SOH/AGL Deduction	274,015
ASSESSED VALUE	335,298
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	335,298
TOTAL JUST VALUE	609,313
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	409,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121355	H/AC	0	07/10/2012
20033082	H/AC	1,000	05/12/2003
20032297	REPAIR/RRF	3,000	01/08/2003
20020802	REMODEL	8,000	05/10/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2195/0287	5/08/2018	WD	U	I	11	100
GRANTOR: FREEDMAN DAVID M & SH						
GRANTEE: FREEDMAN FAMILY REV						
1867/0960	7/11/2013	WD	Q	I	02	216,000
GRANTOR: MODAK DANIEL T & JUDI						
GRANTEE: FREEDMAN DAVID M &						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W24 S18 E24 N18$ PTR= E10 UOP=[YR=1993] E30 S8 UOP=[YR=1993] S22 W6 BAS=[YR=1993] S14 W24 N36 E24 S22 $ N22 E6$W30 N8$ W10$ PTR= W40 UOP=[YR=1993] W30 S8 FUS=[YR=1993] S36 E24 N14 UOP=[YR=1993] E6 N22 W6 S22$ N22 W24$ E30 N8$ E40$.

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	0810	CONCRETE A	0	0	0	0	697.00	SF	6.50	6.50	100	1982	1982	3	41	1,858	
2	1242	WD DECK A	0	0	21	4	84.00	SF	10.00	10.00	100	1990	1990	3	20	168	
3	1242	WD DECK A	0	0	10	4	40.00	SF	10.00	10.00	100	1990	1990	3	20	80	

LAND DESCRIPTION

TOTAL OB/XF 2,106

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	000800	C	MULTI-FAM	0	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 07/30/2018 BY DJX Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS