LOT C
IN OR 1453/320
THE PARK ADDITION PB 4/94

GIBSON MARK T
1501 ST MARYS DRIVE
WAYCROSS, GA 31501

2023

00-00-31-1630-000C-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

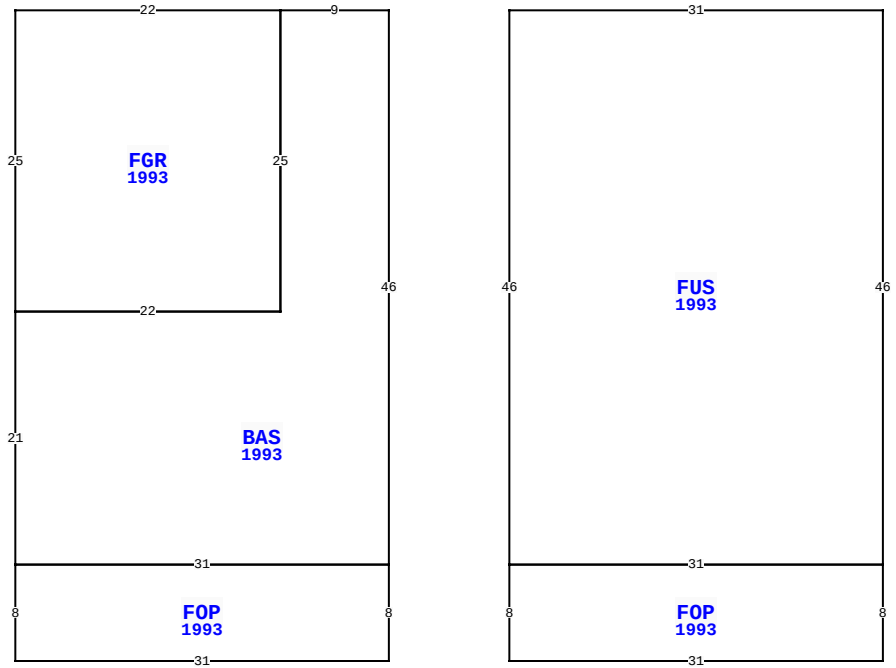
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1040.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	876	100	876	97,663
FGR	550	55	302	33,669
FOP	248	30	74	8,250
FOP	248	30	74	8,250
FUS	1,426	100	1,426	158,981
TOTALS	3,348		2,752	306,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,752	121.5360	144.32	397,169	1981	1995	0	0	0	22.75	77.25

1 SNGL FAM – 0% - 0 Heated Area: 2302 HX Base Yr



1521 LISA AVE, FERNANDINA BEACH

BLD DATE	06/12/2007	DJ	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	306,813
TOTAL MARKET OB/XF VALUE	9,355
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	716,168
SOH/AGL Deduction	164,914
ASSESSED VALUE	551,254
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	551,254
TOTAL JUST VALUE	716,168
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	551,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121290	REPAIR SHINGL ROO	480	06/29/2012
20101461	ARBOR & FENCE	1,400	08/31/2010
20041814	RE-ROOF	3,000	10/07/2004
20034010	ELEC OTHER	1,000	10/15/2003
19983961	WINDOW REPLACEMEN	8,000	07/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1453/0320	10/18/2006	WD	Q	I		650,000
GRANTOR: YOAKAM JOYCE B NELSON						
GRANTEE: GIBSON MARK T						
0941/1553	7/21/2000	PR	U	I	01	100
GRANTOR: NELSON JOYCE B P/R FO						
GRANTEE: NELSON JOYCE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 FGR=[YR=1993] W22 S25 E22 N25 $ S25 W22 S21 FOP=[YR=1993] S8 E31 N8 W31 $ E31 N46$ PTR= E10 FUS=[YR=1993] S46 FOP=[YR=1993] S8 E31 N8 W31 $ E31 N46 W31$ W10 $.

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	1,410.00	SF	5.85	5.85	100	1981	1981	3	38	3,134	
2	0855	CONC PAVER	0	0	19	29	551.00	SF	10.00	10.00	100	2010	2010	3	92	5,069	
3	1076	TRELLIS A	0	0	12	20	240.00	SF	7.50	7.50	100	2010	2010	3	64	1,152	

LAND DESCRIPTION

TOTAL OB/XF 9,355

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	R-1	85.00	125.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS