

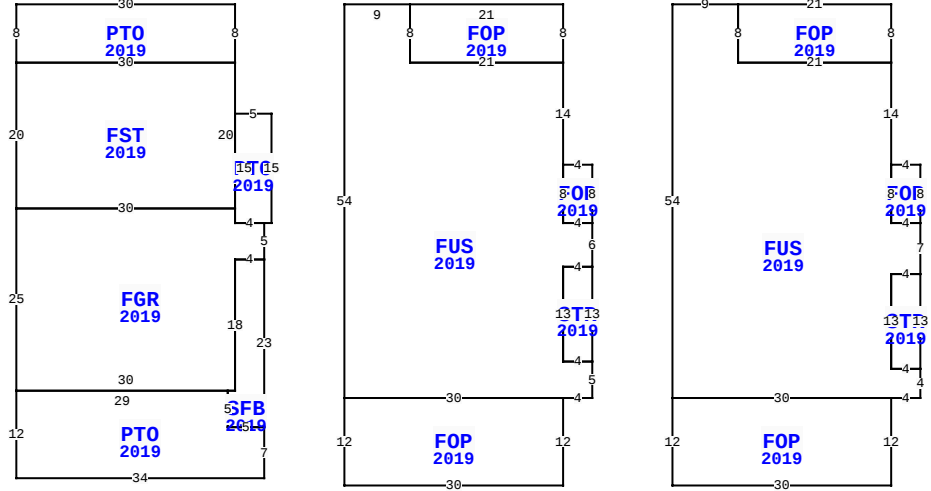
BLOCK 11 PT OF LOT 7
IN OR 2372/1278
THE PARK PB 4/28

GLEATON MICHAEL T & MELISSA O
241 W PENINSULA DR
BRUNSWICK, GA 31523

2023

00-00-31-1630-0011-0070



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1											
Exterior Wall		10	ABOVE AVG 100		0500	11	4,205	124.0536	176.78	743,360	2019	2019		0	0	1.00	99.00	VALUATION BY											
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 0% - 0													STANDARD											
Roof Cover		03	COMP SHNGL 100		Heated Area: 3070													Tax Group: 2											
Interior Wall		05	DRYWALL 100		HX Base Yr													Tax Dist:											
Interior Floop		13	LVT/LAMNT 100															BUILDING MARKET VALUE											
Air Condition		03	CENTRAL 100															TOTAL MARKET OB/XF VALUE											
Heating Type		04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET											
Bedrooms		4	100															TOTAL MARKET VALUE											
Bathrooms		3.5	100															SOH/AGL Deduction											
Frame		03	MASONRY 100															ASSESSED VALUE											
Stories		3.	100															TOTAL EXEMPTION VALUE											
Units			0 100															BASE TAXABLE VALUE											
																		TOTAL JUST VALUE											
																		NCON VALUE											
																		INCOME VALUE											
																		PREVIOUS YEAR MKT VALUE											
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																									
FGR	770	55	424	74,205																									
FOP	32	30	10	1,750																									
FOP	32	30	10	1,750																									
FOP	168	30	50	8,751																									
FOP	168	30	50	8,751																									
FOP	360	30	108	18,901																									
FOP	360	30	108	18,901																									
FST	600	55	330	57,754																									
FUS	1,496	100	1,496	261,818																									
FUS	1,496	100	1,496	261,818																									
TOTALS	6,381		4,205	735,926																									
EXTRA FEATURES					1563 LISA AV, FERNANDINA BEACH																								
L N	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	0855	CONC PAVER	0	0	0			1,350.00	SF	10.00	10.00	100	2019	2019	3	99	13,365												
2	0855	CONC PAVER	0	0	0			280.00	SF	10.00	10.00	100	2019	2019	3	99	2,772												