LOT 19
IN OR 1475/1041
PARKVIEW PB 6/390

ANGUS JOHN W & LORETTA M
4167 ROCKY LEDGE WY
SNELLVILLE, GA 30039

**2023**

**00-00-31-163V-0019-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

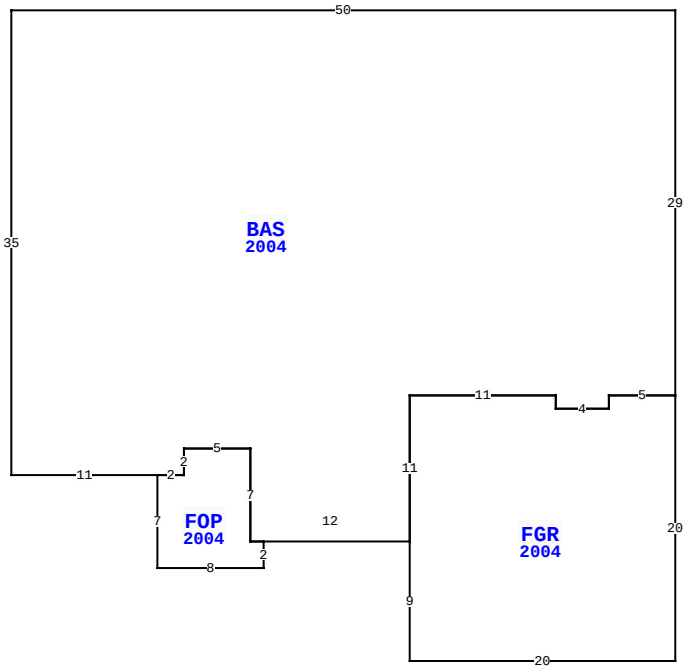
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1027.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,684 | 100 | 1,684 | 204,903 |
| FGR | 396 | 55 | 218 | 26,526 |
| FOP | 61 | 30 | 18 | 2,190 |
| TOTALS | 2,141 | | 1,920 | 233,618 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,920 | 112.6020 | 133.71 | 256,723 | 2004 | 2004 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SNGL FAM – 0% - 0 Heated Area: 1684 HX Base Yr




822 E PARKVIEW PL, 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 | 233,618 |
| TOTAL MARKET OB/XF VALUE | 4,756 |
| TOTAL LAND VALUE - MARKET | 110,000 |
| TOTAL MARKET VALUE | 348,374 |
| SOH/AGL Deduction | 58,252 |
| ASSESSED VALUE | 290,122 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 290,122 |
| TOTAL JUST VALUE | 348,374 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 325,681 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20041282 | NEW CONSTR | 110,000 | 07/13/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1475/1041 | 1/31/2007 | WD | Q | I | | 315,000 |
| GRANTOR: SMITH SARA J | | | | | | |
| GRANTEE: ANGUS JOHN W & LORE | | | | | | |
| 1282/1293 | 12/21/2004 | WD | Q | I | | 214,500 |
| GRANTOR: JAMES R HANNAH INC | | | | | | |
| GRANTEE: SMITH SARA J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W50 S35 E11 FOP=[YR=2004] S7 E8 N2 W1 N7 W5 S2 W2$ E2 N2 E5 S7 E12 FGR=[YR=2004] S9 E20 N20 W5 S1 W4 N1 W11 S11$ N11 E11 S1 E4 N1 E5 N29$ .

## 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 | 41 | 17 | 697.00 | SF | 6.50 | 6.50 | 100 | 2004 | 2004 | 3 | 86 | 3,896 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 26 | 3 | 78.00 | SF | 6.50 | 6.50 | 100 | 2004 | 2004 | 3 | 86 | 436 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 5 | 15 | 75.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 87 | 424 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,756

| 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-1 | 80.00 | 100.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 110,000.00 | 110,000.00 | 110,000 | | | | | | | |

REVIEW DATE 07/10/2018 BY DJX Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS