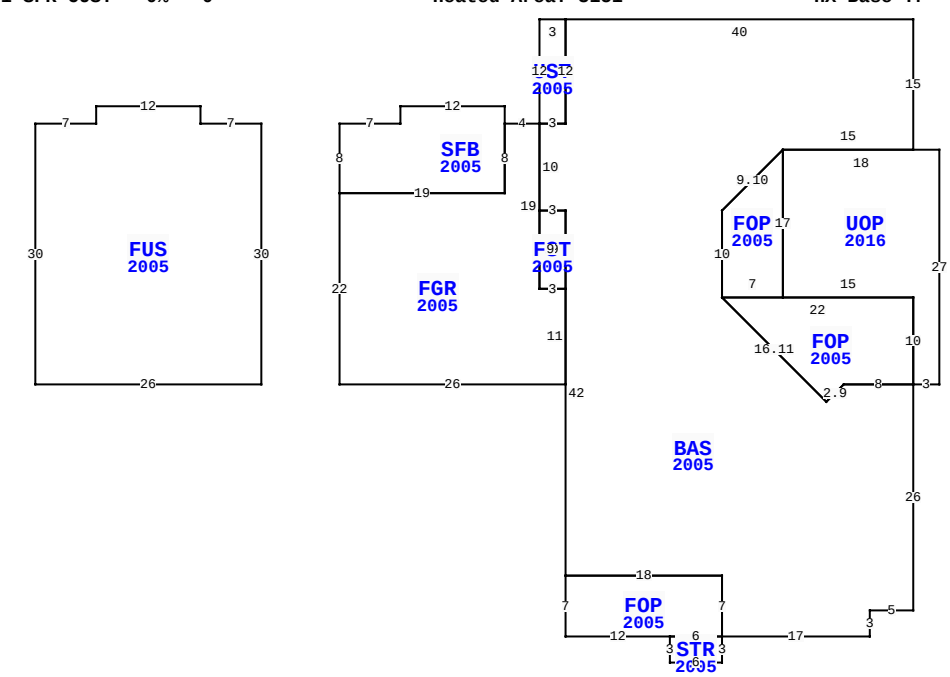


WILLIAMS JAMES T II &/SWEAT SHELBY B
2030 RESERVE PKWY
MCDONOUGH, GA 30253

00-00-31-1640-000D-0070



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
Exterior Wall	10	ABOVE AVG 80								0500	01	3,683	117.0180	166.75	614,140	2005	2005	0	0	0	8.10	91.90	VALUATION BY								STANDARD								
Exterior Wall	23	REINF CONC 20								1 SFR CUST - 0% - 0										Heated Area: 3151										HX Base Yr									
Roof Structur	08	IRREGULAR 100																		BUILDING MARKET VALUE										564,395									
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										58,323									
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										250,000									
Interior Floo	12	HARDWOOD 90																		TOTAL MARKET VALUE										872,718									
Interior Floo	15	HARDTILE 10																		SOH/AGL Deduction										141,055									
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										731,663									
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										0									
Bedrooms		4 100																		BASE TAXABLE VALUE										731,663									
Bathrooms		3.5 100																		TOTAL JUST VALUE										872,718									
Frame		WOOD FRAME 100																		NCON VALUE										0									
Stories	1.5	1.5 100								INCOME VALUE																													
Units		0 100								PREVIOUS YEAR MKT VALUE										706,099																			
Occupancy	00	NONE 100																																					
Quality		05	Quality Level 05																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA																		01																		
NEIGHBORHOOD/LOC		1083.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,206	100	2,206	338,055																																			
FGR	571	55	314	48,119																																			
FOP	95	30	28	4,291																																			
FOP	126	30	38	5,824																																			
FOP	174	30	52	7,969																																			
FST	27	55	15	2,298																																			
FUS	804	100	804	123,208																																			
SFB	176	80	141	21,608																																			
STR	18	10	2	307																																			
UOP	336	20	67	10,267																																			
TOTALS		4,569		3,683	564,395																																		
EXTRA FEATURES										2622 COUNTESS OF EGMONT ST, FERNANDINA BEACH										** This building has 11 Sub-Areas																			
										BLD DATE										LGL DATE																			
										XF DATE										LAND DATE																			
										INC DATE										AG DATE																			
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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150																							
2	0877	JACUZZI	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2005	2005	3	27	540																							
4	1131	REINFR 8	0	0	33	9	297.00	SF	9.45	9.45	100	2005	2005	3	96	2,694																							
5	0861	POOL GUNIT	0	0	0	0	198.00	SF	170.00	170.00	100	2016	2016	3	84	28,274																							
6	0920	CWALL-WD/M	0	0	0	0	112.00	LF	390.00	390.00	100	2005	2005	3	27	11,794																							
7	0810	CONCRETE A	0	0	27	4	108.00	SF	6.50	6.50	100	2005	2005	3	87	611																							
8	0810	CONCRETE A	0	0	89	14	1,246.00	SF	6.50	6.50	100	2005	2005	3	87	7,046																							
9	1242	WD DECK A	0	0	0	0	168.00	SF	10.00	10.00	100	2005	2005	3	27	454																							
10	1242	WD DECK A	0	0	7	4	28.00	SF	10.00	10.00	100	2005	2005	3	27	76																							
12	0855	CONC PAVER	0	0	21	20	420.00	SF	7.00	7.00	100	2006	2006	3	88	2,587																							
LAND DESCRIPTION										TOTAL OB/XF										57,226																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000																						
											</																												

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2023

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