LOT 9
IN OR 2138/782
SEASCAPE AT AMELIA PB 6/378

CANADY FRED & CLARISSA K
1090 DUNHAM MARSH TRAIL RD
RICHMOND HILL, GA 31324

**2023**

**00-00-31-1677-0009-0000**

## BUILDING CHARACTERISTICS

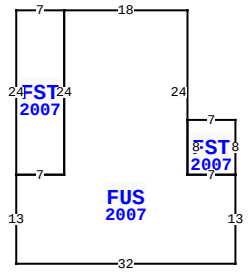
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 23 | REINF CONC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 11 | SLATE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 04 | REIN CONC 100 |
| Stories | 2.5 | 2.5 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1023.00 | |

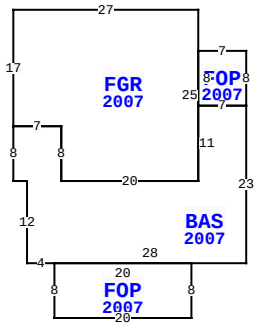
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 517 | 100 | 517 | 85,374 |
| FGR | 619 | 55 | 340 | 56,145 |
| FOP | 56 | 30 | 17 | 2,807 |
| FOP | 56 | 30 | 17 | 2,807 |
| FOP | 160 | 30 | 48 | 7,927 |
| FOP | 160 | 30 | 48 | 7,927 |
| FST | 56 | 55 | 31 | 5,119 |
| FST | 168 | 55 | 92 | 15,192 |
| FUS | 848 | 100 | 848 | 140,034 |
| FUS | 1,148 | 100 | 1,148 | 189,574 |
| TOTALS | 3,788 | | 3,106 | 512,905 |

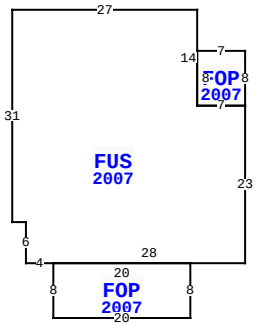
## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,106 | 124.8072 | 177.85 | 552,402 | 2007 | 2007 | 0 | 0 | 0 | 7.15 | 92.85 |

1 SFR CUST – 0% - 0 Heated Area: 2513 HX Base Yr




2675 W 4TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 512,905 |
| TOTAL MARKET OB/XF VALUE | 16,456 |
| TOTAL LAND VALUE - MARKET | 225,000 |
| TOTAL MARKET VALUE | 754,361 |
| SOH/AGL Deduction | 180,218 |
| ASSESSED VALUE | 574,143 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 574,143 |
| TOTAL JUST VALUE | 754,361 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 590,780 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20070290 | XFOB | 450 | 02/19/2007 |
| 20061690 | GAS | 650 | 07/14/2006 |
| 20060990 | H/AC | 8,975 | 05/09/2006 |
| 20060717 | NEW CONSTR | 4,500 | 04/06/2006 |
| 20060407 | NEW CONSTR | 8,125 | 02/28/2006 |
| 20060266 | NEW CONSTR | 270,000 | 02/02/2006 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2138/0782 | 8/04/2017 | WD | Q | I | 01 | 474,000 |

GRANTOR: OSPREY DEVELOPMENT CO
GRANTEE: CANADY FRED & CLARI

### BUILDING NOTES

### BUILDING DIMENSIONS

FGR=[YR=2007] W27S17 BAS=[YR=2007] S8E2S12 E4 FOP=[YR=2007] S8E20N8W20$ E28N23 FOP=[YR=2007] N8W7S8E7$ W7S11W20N8W7 $E7S8E20N25$ PTR=E20 FUS=[YR=2007] S31E2S6E4FOP=[YR=2007] S8E20N8W20$ E28N23 FOP=[YR=2007] N8W7S8E7$ W7N14 W27$ W20$ PTR=N50E20 FST=[YR=2007] S24 FUS=[YR=2007] S13E32N13 FST=[YR=2007] N8W7S8E7$ W7N24W18 S24W7$E7N24 W7$ W20S50$.

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2007 | 2007 | 3 | 92 | 3,220 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 2,170.00 | SF | 6.50 | 6.50 | 100 | 2007 | 2007 | 3 | 89 | 12,553 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 18 | 4 | 72.00 | SF | 6.50 | 6.50 | 100 | 2007 | 2007 | 3 | 89 | 417 | |
| 4 | 0479 | VF PICKET | 0 | 0 | 0 | 0 | 36.00 | LF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 74 | 266 | |

## LAND DESCRIPTION

TOTAL OB/XF 16,456

| 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-2 | 59.00 | 98.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 225,000.00 | 225,000.00 | 225,000 | | | | | | | |

REVIEW DATE 06/08/2018 BY DJX Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS