

BLK 11 PT OF LOTS 1,2,3,4 &
PT OF WITHLACOCHEE AV
IN OR 1672/1136

TAYLOR JAMES Z & SHERYL C/COLEY ELECTRIC & PLUMBIN
261 IRA V LANE
AMBROSE, GA 31512

2023

00-00-31-1680-0011-0013



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 2										
Exterior Wall	17	CB STUCCO 100	0320	11	2,451	148.3162	140.90	345,346	1999	1999	0	0	0	11.50	88.50	VALUATION BY STANDARD									
Roof Structur	08	IRREGULAR 100	1 TOWNHOUSE - 0% - 0													Heated Area: 2150 HX Base Yr									
Roof Cover	03	COMP SHNGL 100														Tax Group: 2 Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 305,631									
Interior Floo	14	CARPET 80														TOTAL MARKET OB/XF VALUE 6,687									
Interior Floo	11	CLAY TILE 20														TOTAL LAND VALUE - MARKET 285,360									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 597,678									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 21,684									
Bedrooms	3	100														ASSESSED VALUE 575,994									
Bathrooms	3	100														TOTAL EXEMPTION VALUE 0									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 575,994									
Stories	2.	100														TOTAL JUST VALUE 597,678									
Units	0	100	NCON VALUE 0																						
Quality		05	Quality Level 05		MAP NUM MKT AREA 01																				
DOR CODE		0100	SINGLE FAMILY		NEIGHBORHOOD/LOC 1059.00																				
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	PERMIT NUM DESCRIPTION AMT ISSUED																			
BAS	875	100	875	109,110	20121455 ROOF 6,100 07/19/2012																				
FGR	400	55	220	27,433	20111549 H/AC 2,500 09/07/2011																				
FOP	36	30	11	1,372																					
FOP	42	30	13	1,621																					
FUS	1,275	100	1,275	158,988																					
UOP	286	20	57	7,107																					
TOTALS		2,914	2,451	305,631	SALES DATA																				
EXTRA FEATURES					OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE																				
1 0810 CONCRETE A 0 0 0 0 778.00 SF 6.50 6.50 100 1999 1999 3 79 3,995					1672/1136 4/15/2010 WD Q I 01 445,000																				
2 0810 CONCRETE A 0 0 0 0 70.00 SF 6.50 6.50 100 1999 1999 3 79 359					GRANTOR: GREEN JOHN E III																				
3 1126 CB/STC 8" 0 0 0 0 242.00 SF 8.00 8.00 100 1999 1999 3 79 1,529					GRANTEE: TAYLOR JAMES Z & SH																				
4 0444 BOX FNC 4' 0 0 0 0 24.00 LF 6.50 6.50 100 1999 1999 3 20 31					1396/0010 3/14/2006 WD Q I 555,000																				
5 0463 FENCE GATE 0 0 0 0 1.00 UT 300.00 300.00 100 1999 1999 3 52 156					GRANTOR: SIGMON LINDA & TIMOTH																				
6 0810 CONCRETE A 0 0 0 0 34.00 SF 6.50 6.50 100 1999 1999 3 79 175					GRANTEE: GREEN JOHN E III																				
7 1126 CB/STC 8" 0 0 0 0 70.00 SF 8.00 8.00 100 1999 1999 3 79 442					BUILDING NOTES																				
					BUILDING DIMENSIONS																				
					BAS=[YR=1999] W2 UOP=[YR=1999] N10 W1 N3 W20 S3 W1 S4 W2 S3 E2 S3 E22 \$ W23 S35 FOP=[YR=1999] W1 S6 E6 FGR=[YR=1999] S14 E20 N20 W20 S6 \$ N6 W5 \$ E25 N35 \$ PTR= E15 FUS=[YR=1999] E25 S55 W3 FOP=[YR=1999] S3 W14 N3 E14 \$ W17 N20 W5 N35 \$ W15 \$.																				
LAND DESCRIPTION					TOTAL OB/XF 6,687																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			41.00	100.00	41.00	FF	1	1.00	1.00	1.20	5,800.00	6,960.00	285,360								
REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 285,360 Market: 0 Agricultural: 0 Common: 285,360 PRINTED 08/02/2023 BY SYS																									