BLOCK 14 LOTS 14 15 16 17 & 18
SEAVIEW SUB PB 1/7

MAJOR JAMES G & MICHELLE B
2487 BIG TEXAS VALLEY RD NW
ROME, GA 30165

**2023**

**00-00-31-1680-0014-0140**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 70 |
| Exterior Wall | 17 | CB STUCCO 30 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 50 |
| Interior Floo | 18 | SLATE 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 3. | 3. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1059.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 733 | 100 | 733 | 85,440 |
| FGR | 509 | 55 | 280 | 32,637 |
| FOP | 263 | 30 | 79 | 9,208 |
| FUS | 814 | 100 | 814 | 94,882 |
| FUS | 1,242 | 100 | 1,242 | 144,771 |
| UOP | 989 | 20 | 198 | 23,079 |
| TOTALS | 4,550 | | 3,346 | 390,018 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,346 | 112.8288 | 133.98 | 448,297 | 1986 | 1996 | 0 | 0 | 0 | 13.00 | 87.00 |

1 SNGL FAM – 0% - 0 Heated Area: 2789 HX Base Yr

3729 S FLETCHER AVE, 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 | 390,018 |
| TOTAL MARKET OB/XF VALUE | 16,351 |
| TOTAL LAND VALUE - MARKET | 514,968 |
| TOTAL MARKET VALUE | 921,337 |
| SOH/AGL Deduction | 43,136 |
| ASSESSED VALUE | 878,201 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 878,201 |
| TOTAL JUST VALUE | 921,337 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 883,638 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2412/1580 | 11/30/2020 | WD | Q | I | 02 | 865,000 |
| GRANTOR: STRAIN BLAIR C L/E | | | | | | |
| GRANTEE: MAJOR JAMES G & MIC | | | | | | |
| 1825/1248 | 11/02/2012 | QC | U | I | 11 | 100 |
| GRANTOR: STRAIN BLAIR C | | | | | | |
| GRANTEE: STRAIN BLAIR C TRUS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] 733$ FUS=[YR=1993] 1242$ FUS=[YR=1993] 814$
FGR=[YR=1993] 509$ UOP=[YR=1993] 989$ FOP=[YR=1993] 263$.

## 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 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 693.00 | SF | 5.20 | 5.20 | 100 | 1986 | 1986 | 3 | 52 | 1,874 | |
| 2 | 0861 | POOL GUNIT | 0 | 0 | 0 | 0 | 492.00 | SF | 85.00 | 85.00 | 100 | 1986 | 1986 | 3 | 20 | 8,364 | |
| 4 | 0877 | JACUZZI | 0 | 0 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 1986 | 1986 | 3 | 20 | 200 | |
| 5 | 0845 | KOOL DECK | 0 | 0 | 0 | 0 | 1,044.00 | SF | 7.25 | 7.25 | 100 | 1986 | 1986 | 3 | 52 | 3,936 | |
| 6 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 395.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 77 | 1,977 | |

## LAND DESCRIPTION

TOTAL OB/XF 16,351

| 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 | | | 75.00 | 125.00 | 75.00 | FF | 1 | 1.09 | 1.00 | 0.95 | 5,800.00 | 5,512.90 | 413,468 | | | | | | | |
| 2 | 000100 | C | SFR | 0 | | | 50.00 | 100.00 | 50.00 | FF | 1 | 1.00 | 1.00 | 0.35 | 5,800.00 | 2,030.00 | 101,500 | | | | | | | |

REVIEW DATE 10/15/2018 BY DJX Total Acres: 0.00 Total Land Value: 514,968 Market: 0 Agricultural: 0 Common: 514,968 PRINTED 08/02/2023 BY SYS