

LOT 12 & N 5 FT OF LOT 11
IN OR 2329/692
SORENSEN OCEAN TERRACE UNR

FULLER CHRISTY/THURMOND TAMMY
3719 PINE RIDGE RUN
MARTINEZ, GA 30907

2023

00-00-31-1700-0012-0000



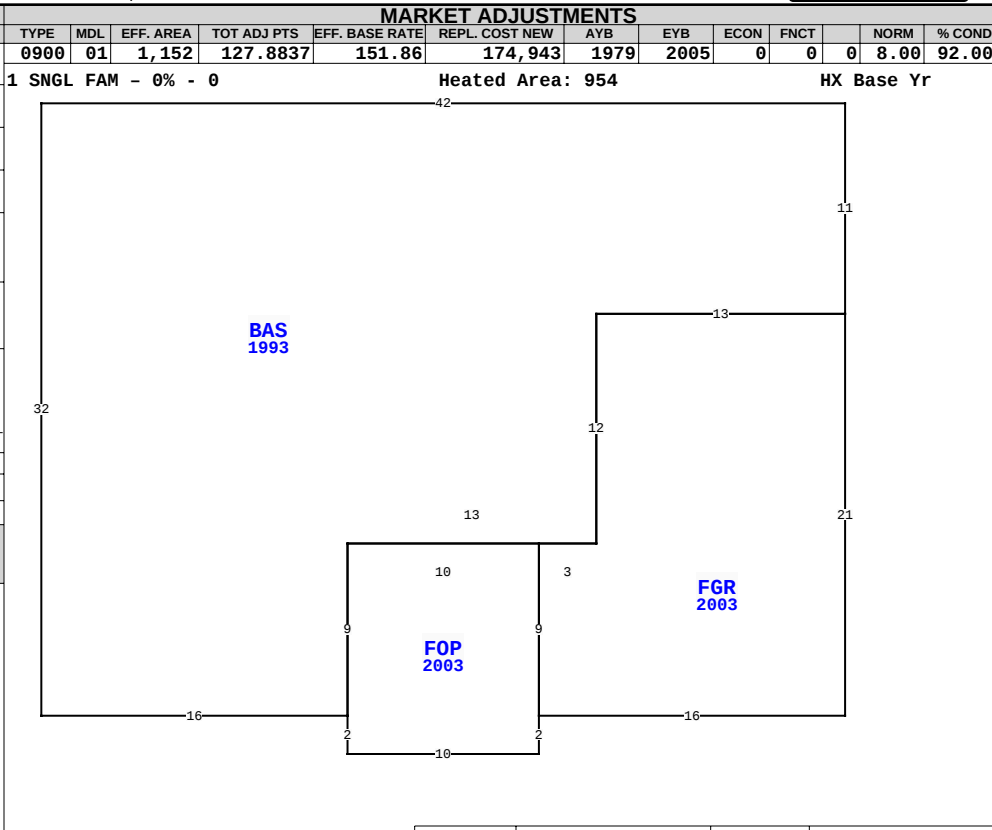
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	954	100	954	133,284
FGR	300	55	165	23,052
FOP	110	30	33	4,610
TOTALS	1,364		1,152	160,948

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	8	10	80.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	46	17	782.00	SF	6.50	6.50	
3	1242	WD DECK A	0	0	0	0	97.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	R-2	65.00	100.00	1.00	LT	



838 MARY ST, FERNANDINA BEACH											
TOTAL OB/XF 2,818											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											2
VALUATION SUMMARY											
VALUATION BY											STANDARD
Tax Group: 2											Tax Dist:
BUILDING MARKET VALUE											160,948
TOTAL MARKET OB/XF VALUE											2,818
TOTAL LAND VALUE - MARKET											300,000
TOTAL MARKET VALUE											463,766
SOH/AGL Deduction											58,405
ASSESSED VALUE											405,361
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											405,361
TOTAL JUST VALUE											463,766
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											373,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111781	REPLACE METER CAN	3,000	10/05/2011
20101262	REROOF W/30YR SHN	3,000	08/03/2010
20080923	H/AC	1,800	05/30/2008
20020311	REMODEL	3,000	02/25/2002
8788	REPAIR/RRF	1,200	01/20/1995

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2342/1132	1/02/2019	WD	U	I	11	100			
GRANTOR: DUNAWAY ALICE & MICHA									
GRANTEE: FULLER CHRISTY & TA									
2329/0692	1/02/2020	WD	Q	I	02	350,000			
GRANTOR: BRYANT ALICE									
GRANTEE: FULLER CHRISTY & TA									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W42 S32 E16 FOP=[YR=2003] S2 E10 N2											
FGR=[YR=2003] E16 N21 W13 S12 W3 S9\$ N9 W10 S9\$ N9 E13 N12											
E13 N11\$.											