

BLOCK 1 S1/2 OF LOT 13
IN OR 2218/1836
SOUTH BEACH PB 3/11

PARRISH WANDA B
P O BOX 564
METTER, GA 30439

2023

00-00-31-1720-0001-0132



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	05	AVERAGE 100	0300	11	2,031	138.0183	117.32	238,277	1995	1995	0	0	0	13.25	86.75	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SFR PATIO - 0% - 0													Heated Area: 1814												
Roof Cover	03	COMP SHNGL 100														HX Base Yr												
Interior Wall	05	DRYWALL 100																										
Interior Floo	11	CLAY TILE 50																										
Interior Floo	14	CARPET 50																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		3 100																										
Frame	02	WOOD FRAME 100																										
Stories	2.	2. 100																										
Units		0 100																										
Quality			02	Quality Level 02																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM				MKT AREA												01												
NEIGHBORHOOD/LOC			1052.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,005	100	1,005	102,284																								
FGR	288	55	158	16,081																								
FOP	88	30	26	2,646																								
FUS	809	100	809	82,336																								
PTO	68	5	3	305																								
UOP	75	20	15	1,527																								
UOP	75	20	15	1,527																								
TOTALS			2,408	2,031												206,705												
EXTRA FEATURES			3014 S FLETCHER AVE, FERNANDINA BEACH																									
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	1995	1995	3	79	2,765												
2	0811	CONCRETE B	0	0	0	0	910.00	SF	5.20	5.20	100	1995	1995	3	72	3,407												
3	0810	CONCRETE A	0	0	0	0	80.00	SF	6.50	6.50	100	1995	1995	3	72	374												
4	0845	KOOL DECK	0	0	16	4	64.00	SF	7.25	7.25	100	1995	1995	3	72	334												
5	0810	CONCRETE A	0	0	0	0	349.00	SF	6.50	6.50	100	1995	1995	3	72	1,633												
6	0861	POOL GUNIT	0	0	0	0	119.00	SF	85.00	85.00	100	1995	1995	3	20	2,023												
7	0845	KOOL DECK	0	0	0	0	223.00	SF	7.25	7.25	100	1995	1995	3	72	1,164												
8	0415	BEACHWALK	0	0	0	0	197.00	SF	5.75	5.75	100	1995	1995	3	20	227												
9	1242	WD DECK A	0	0	0	0	5.00	SF	10.00	10.00	100	1995	1995	3	20	10												
TOTAL OB/XF 11,937																												
LAND DESCRIPTION																												
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											
1	000120	C	SFR OCN FT	0			25.00	350.00	25.00	FF		1.00	1.00	1.30	15,000.00	19,500.00	487,500											
REVIEW DATE 10/15/2018 BY DJX Total Acres: 0.00 Total Land Value: 487,500 Market: 0 Agricultural: 0 Common: 487,500 PRINTED 08/02/2023 BY SYS																												

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2218/1836	8/20/2018	WD	Q	I	02	800,000
GRANTOR: POWELL ROBERT E SR TR						
GRANTEE: PARRISH WANDA B						
0801/1925	8/04/1997	TD	Q	I		245,000
GRANTOR: KENDEL ANNE FENNIMORE						
GRANTEE: POWELL ROBERT E SR						

BUILDING DIMENSIONS

PTO=[YR=1995] W17S4 BAS=[YR=1995] W3S54 FGR=[YR=1995] S24 E12 N13 FOP=[YR=1995] E8 N11 W8 S11 \$ N11 W12 \$ E20 N39 UOP=[YR=1995] N15 W5 S15 E5 \$ W5 N15 W12 \$ E17 N4 \$ PTR= E15 FUS=[YR=1995] E15 UOP=[YR=1995] E5 S15 W5 N15 \$ S15 E5 S18 W4 S11 W4 S4 W12 N48 \$ W15 \$.