LOT 2
TARPON VIEW SUB PB 5/234

DAVIS CAMERON S & LINDA D
5223 PIKES PEAK CT
MARIETTA, GA 30062

2023

00-00-31-175A-0002-0000

BUILDING CHARACTERISTICS

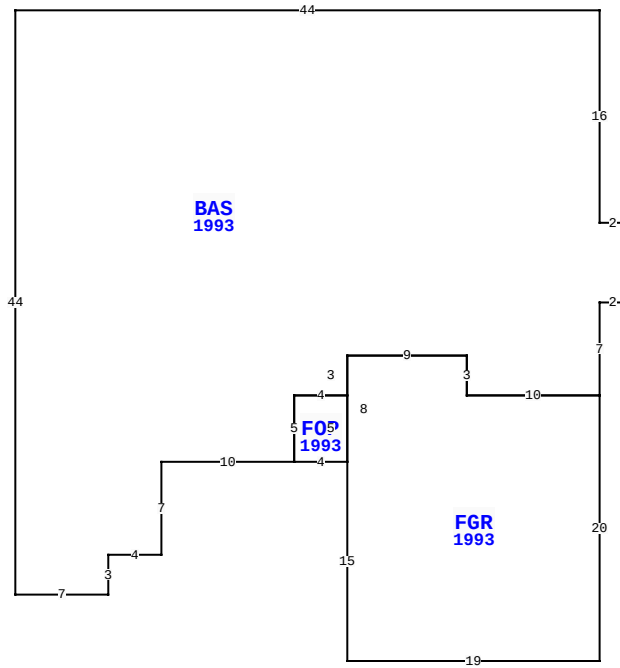
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1,464	174,530
FGR	407	55	224	26,704
FOP	20	30	6	715
TOTALS	1,891		1,694	201,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,694	116.1300	137.90	233,603	1993	1997	0	0	0	13.55	86.45

1 SNGL FAM – 0% - 0 Heated Area: 1464 HX Base Yr



2753 W 5TH 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	201,950
TOTAL MARKET OB/XF VALUE	4,344
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	506,294
SOH/AGL Deduction	137,969
ASSESSED VALUE	368,325
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	368,325
TOTAL JUST VALUE	506,294
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	406,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081412	REROOF W/30YR SHN	4,888	09/11/2008
7465	NEW CONSTR	63,075	12/17/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2530/1982	1/19/2022	QC	U	I	11	100
GRANTOR: DAVIS CAMERON						
GRANTEE: DAVIS CAMERON S & L						
2256/1318	3/03/2016	QC	U	I	11	340,000
GRANTOR: HENDRICKS MARY O						
GRANTEE: DAVIS CAMERON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S44 E7 N3 E4 N7 E10 FOP=[YR=1993] E4FGR=[YR=1993] S15 E19 N20 W10 N3 W9 S8$ N5 W4 S5$ N5 E4 N3 E9 S3 E10 N7 E2 N6 W2 N16$.

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	0810	CONCRETE A	0	0	19	4	76.00	SF	6.50	6.50	100	1993	1993	3	68	336	
2	0811	CONCRETE B	0	0	48	16	768.00	SF	5.20	5.20	100	1993	1993	3	68	2,716	
3	0940	SHEDS/PORT	0	0	8	12	96.00	SF	30.00	30.00	100	1993	1993	3	20	576	
4	0810	CONCRETE A	0	0	10	15	150.00	SF	6.50	6.50	100	1993	1993	3	68	663	
5	0810	CONCRETE A	0	0	4	3	12.00	SF	6.50	6.50	100	1993	1993	3	68	53	

LAND DESCRIPTION

TOTAL OB/XF 4,344

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	0006	R-2	60.00	100.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 11/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS