

PT LOT 5 IN OR 1221/152 & ESMT  
 IN OR 2193/598  
 FNDA BCH WATER LOTS SUB UNR

EXACT INVESTMENTS LLC  
 1610 MADISON AVE  
 TIFTON, GA 31794

2023

00-00-31-1760-0005-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 1,509 TOTAL LAND VALUE - MARKET 191,256 TOTAL MARKET VALUE 192,765 SOH/AGL Deduction 0 ASSESSED VALUE 192,765 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 192,765 TOTAL JUST VALUE 192,765 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 191,879											
DOR CODE		4000 VACANT INDUSTRIAL																		PERMIT NUM DESCRIPTION AMT ISSUED 20062243 REPAIR/RRF 3,600 09/27/2006 6011 DEMOLITION 3,200 06/04/1990											
MAP NUM		MKT AREA 01																		SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2193/0598 5/01/2018 SW Q I 01 239,000 GRANTOR: GOLDMAN LOUIS E JR & GRANTEE: EXACT INVESTMENTS L 1221/0152 4/08/2004 TD Q V 175,000 GRANTOR: COONROD ANNE T TRUSTE GRANTEE: GOLDMAN LOUIS JR &											
NEIGHBORHOOD/LOC		1004.00																		BLD DATE 12/28/2021 LGL DATE 12/28/2021 XF DATE X INC DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS					N FRONT ST, FERNANDINA BEACH																										
EXTRA FEATURES										TOTAL OB/XF										1,509											
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	0424	CL FNC 6'	0 0	0 0	82.00	LF	20.00	20.00	100	2016	2016	3	92	1,509																	
LAND DESCRIPTION										TOTAL OB/XF										1,509											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	004030	C	INDUST WATER	0	0003	IW	55.00	33.00	900.00	SF		1.00	1.00	4.25	50.00	212.50	191,250														
2	009500	C	SUBMERGED	0		IW	0.00	0.00	0.22	AC		1.00	1.00	1.00	25.00	25.00	6														
REVIEW DATE 12/28/2021 BY KK Total Acres: 0.22 Total Land Value: 191,256 Market: 0 Agricultural: 0 Common: 191,256 PRINTED 08/02/2023 BY SYS																															