BLOCK 26 LOT N45 FT OF 5 &
S5 FT OF E1/2 OF 5
IN OR 1532/909

EARNEST & KHEMANI PROPERTIES LLC
4896 HUGH HOWELL ROAD
STONE MOUNTAIN, GA 30087

2023

00-00-31-1800-0026-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

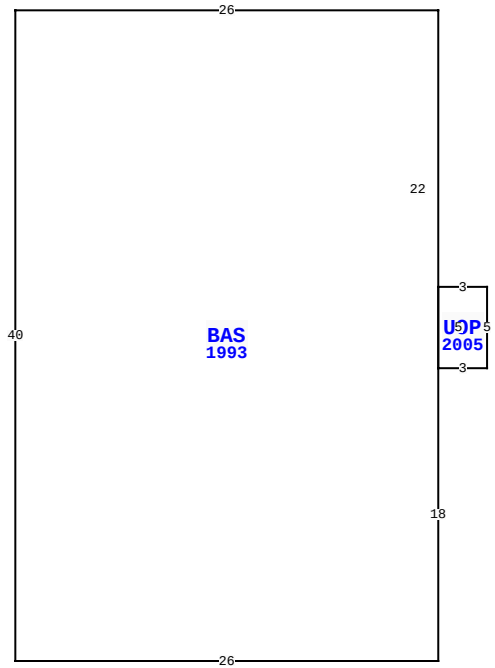
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	107,228
UOP	15	20	3	310
TOTALS	1,055		1,043	107,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,043	127.6500	115.20	120,154	1978	2000	0	0	0	10.50	89.50

1 SINGLE FAM – 0% - 0 Heated Area: 1040 HX Base Yr



222 S 4TH ST, FERNANDINA BEACH

BLD DATE	01/14/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	107,538
TOTAL MARKET OB/XF VALUE	3,744
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	311,282
SOH/AGL Deduction	195,261
ASSESSED VALUE	116,021
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,021
TOTAL JUST VALUE	311,282
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190391	REMODEL	0	07/25/2019
20190011	INTER DEMO	0	04/03/2019
20120518	TEMP POLE	100	03/28/2012
959498	REPAIR/RRF	600	12/14/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1532/0909	10/26/2007	QC	U	I	06	100
GRANTOR: KHEMANI LISA						
GRANTEE: EARNEST & KHEMANI P						
1433/0920	7/31/2006	WD	U	I	06	17,500
GRANTOR: EARNEST DANIEL J						
GRANTEE: KHEMANI LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S40 E26 N18 UOP=[YR=2005] E3 N5 W3 S5$ N22$.

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	1242	WD DECK A	0	0	26	16	416.00	SF	10.00	10.00	100	2019	2019	3	90	3,744	

LAND DESCRIPTION

TOTAL OB/XF 3,744

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	45.00	100.00	45.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	180,000							
2	000100	C	SFR	0	0006	R-2	5.00	50.00	5.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	20,000							

REVIEW DATE 03/17/2021 BY RK Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS