

BLOCK 38 LOT S 62 1/2 FT OF 2
IN OR 2497/665
CITY OF FDNA BEACH

SNYDER JASON C & CHERYL L
1992 MCLENDON AVE NE
ATLANTA, GA 30307

2023

00-00-31-1800-0038-0022



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 70
Exterior Wall	07 ASB SHNGLE 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 70
Interior Wall	06 CUST PANEL 30
Interior Floor	12 HARDWOOD 70
Interior Floor	11 CLAY TILE 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
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC 1005.00		

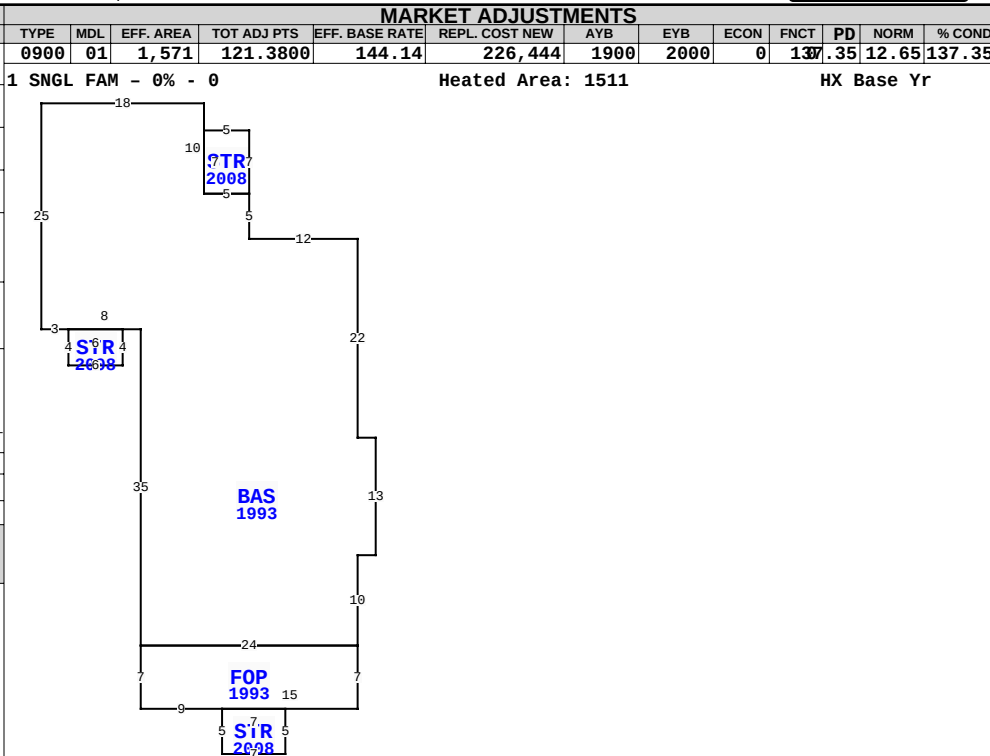
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,511	100	1,511	299,143
FOP	168	30	50	9,899
STR	24	10	2	396
STR	35	10	4	793
STR	35	10	4	793

TOTALS	1,773		1,571	311,021
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	15	10	150.00	SF	6.50
3	0810	CONCRETE A	0	0	30	5	150.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	R-2	62.00	100.00	62.00

REVIEW DATE	09/07/2018	BY	DJX
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114 S 6TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	1900	1900	3	20	700	
2	0810	CONCRETE A	0	0	15	10	150.00	SF	6.50	6.50	100	1990	1990	3	62	605	
3	0810	CONCRETE A	0	0	30	5	150.00	SF	6.50	6.50	100	1990	1990	3	62	605	

TOTAL OB/XF															1,910	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE		ADJ UNIT PRICE	L VA			
03	R-2	62.00	100.00	62.00	FF		1.00	1.00	1.00	4,000.00		4,000.00				

Total Acres:	0.00	Total Land Value:	248,000	Market:	0	Agricultural:	0	Common:	248,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		311,021	
TOTAL MARKET OB/XF VALUE		1,910	
TOTAL LAND VALUE - MARKET		248,000	
TOTAL MARKET VALUE		560,931	
SOH/AGL Deduction		43,070	
ASSESSED VALUE		517,861	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		517,861	
TOTAL JUST VALUE		560,931	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		470,783	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101983	REMODEL	18,000	11/16/2010
20101518	ELEC OTHER	0	09/07/2010
20101420	OTHER	2,300	08/25/2010
20081634	REPAIR/RRF	6,760	10/29/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q	U	V I	RSN CD	SALE PRICE
2497/0665	9/15/2021	WD	Q	I		01	575,000
GRANTOR: MCENTYRE BENJAMIN ASH							
GRANTEE: SNYDER JASON C & CH							
2192/1482	4/26/2018	WD	Q	I		01	358,000
GRANTOR: LANE BRIAN T & MEREDI							
GRANTEE: MCENTYRE BENJAMIN A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W2 N22 W12 N5 STR=[YR=2008] N7 W5 S7 E5\$ W5 N10 W18 S25 E3 STR=[YR=2008] S4 E6 N4 W6\$ E8 S35 FOP=[YR=1993] S7 E9 STR=[YR=2008] S5 E7 N5 W7\$ E15 N7 W24\$ E24 N10 E2 N13\$.									

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