

BLOCK 41 N 30FT OF S 70FT OF
LOT 2
IN OR 1949/441

ANTHONY MACK III & DEBORAH C
1384 SYLVAN CIRCLE NE
ATLANTA, GA 30319

2023

00-00-31-1800-0041-0022



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	VALUATION SUMMARY															
Exterior Wall	05	AVERAGE 100	0900	01	788	125.1800	148.65	117,136	1909	2000	0	0	0	10.75	89.25	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0														Heated Area: 777 HX Base Yr													
Roof Cover	12	MODULAR MT 100															Tax Group: 2 Tax Dist:													
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 104,544													
Interior Floo	12	HARDWOOD 90															TOTAL MARKET OB/XF VALUE 3,165													
Interior Floo	15	HARDTILE 10															TOTAL LAND VALUE - MARKET 150,000													
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 257,709													
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 68,409													
Bedrooms	1	1 100															ASSESSED VALUE 189,300													
Bathrooms	1	1 100															TOTAL EXEMPTION VALUE 0													
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE 189,300													
Stories	1.	1. 100															TOTAL JUST VALUE 257,709													
Units	0	0 100	NCON VALUE 0																											
BUD8 Adjustme	02	DIST FB 100	INCOME VALUE																											
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 172,091																											
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	777	100	777	103,085																										
DCK	30	10	3	398																										
DCK	80	10	8	1,061																										
TOTALS			887	788	104,544																									
EXTRA FEATURES			112 S 7TH ST, 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	0850	PEBBLE WLK	0	0 43 8	344.00	SF	3.50	3.50	100	1983	1983	3	44	530																
2	0810	CONCRETE A	0	0 17 8	136.00	SF	6.50	6.50	100	1994	1994	3	70	619																
3	0510	GARAGE WD-	0	0 18 16	288.00	SF	35.00	35.00	100	1970	1970	3	20	2,016																
TOTAL OB/XF 3,165																														
LAND DESCRIPTION			TOTAL OB/XF 3,165																											
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000100	C	SFR	0	0003	R-2	30.00	100.00	30.00	FF		1.00	1.00	1.25	4,000.00	5,000.00	150,000													
REVIEW DATE 09/12/2018 BY DJX Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS																														