BLOCK 126 LOT 1
IN OR 2144/1643
CITY OF FDNA BEACH

SMITH COLIN S & HELEN E
4355 WICKLOW COURT
SUWANEE, GA 30024

2023

00-00-31-1800-0126-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

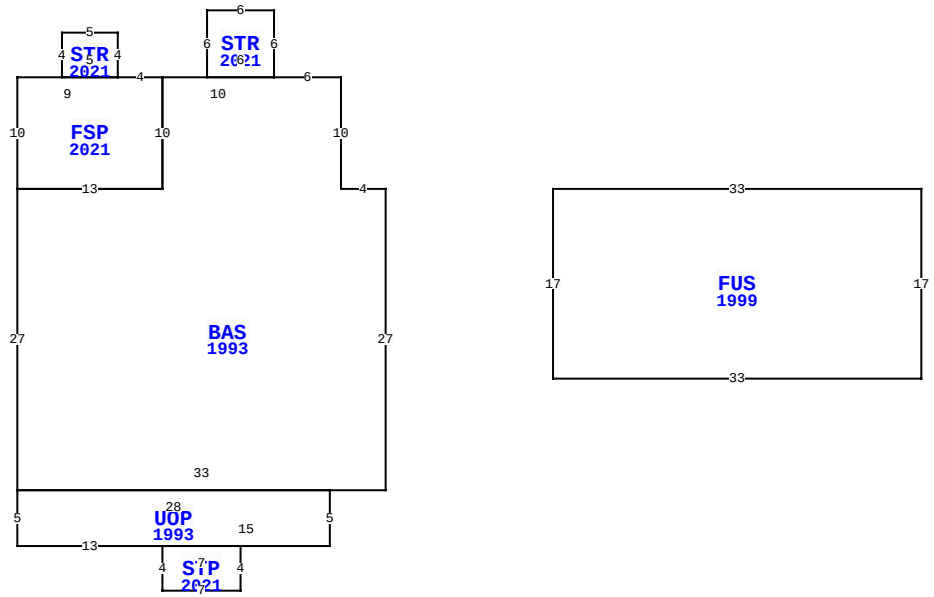
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,051	100	1,051	183,360
FSP	130	40	52	9,073
FUS	561	100	561	97,873
STP	28	10	3	524
STR	20	10	2	349
STR	36	10	4	698
UOP	140	20	28	4,884
TOTALS	1,966		1,701	296,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0900	01	1,701	123.2000	146.30	248,856	1906	2000	0	119	119.25	10.75	119.25

1 SNGL FAM – 0% - 0 Heated Area: 1612 HX Base Yr



502 CEDAR ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	296,761
TOTAL MARKET OB/XF VALUE	3,401
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	500,162
SOH/AGL Deduction	213,749
ASSESSED VALUE	286,413
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	286,413
TOTAL JUST VALUE	500,162
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	448,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210195	XFOB	0	08/06/2021
20200247	REMODEL	275,000	05/14/2020
20122583	WATER HEATER REPL	800	12/28/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2144/1643	8/30/2017	WD	Q	I	01	200,000
GRANTOR: STAFFORD KEITH						
GRANTEE: SMITH COLIN S & HEL						
0600/0003	6/19/1990	WD	Q	I		65,000
GRANTOR: DIXON CARLTON & L B						
GRANTEE: STAFFORD KEITH & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N10 W6 STR=[YR=2021] N6 W6 S6 E6$ W10 FSP=[YR=2021] W4 STR=[YR=2021] N4 W5 S4 E5$ W9 S10 E13 N10$ S10 W13 S27 UOP=[YR=1993] S5 E13 STP=[YR=2021] S4 E7 N4 W7$ E15 N5 W28 $ E33 N27 $ PTR= E15 FUS=[YR=1999] E33 S17 W33 N17 $ W15 $.

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	0855	CONC PAVER	0	0	0	0	72.00	SF	10.00	10.00	100	2021	2021	3	100	720	
2	0476	VF 6 SBPL	0	0	0	0	72.00	LF	32.00	32.00	100	2021	2021	3	99	2,281	
7	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1906	1906	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 3,401

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 11/29/2021 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS