

BLOCK 132 LOT 5
L/E IN OR 624/1093
CITY OF FDNA BEACH

HOLMES ELDOLPHUS JR
286 CROSS CREEK DR
MIDWAY, GA 31320

2023

00-00-31-1800-0132-0050



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 80		
Interior Floo	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
Frame	03	MASONRY 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		1009.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100	1,724	135,462
FOP	18	30	5	393
UGR	360	45	162	12,729
TOTALS	2,102		1,891	148,583

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,891	106.8200	96.41	182,311	1940	1985	0	0	0	18.50	81.50	
1 SINGLE FAM - 0% - 0													
Heated Area: 1724 HX Base Yr													

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2		Tax Dist:					
BUILDING MARKET VALUE				148,583			
TOTAL MARKET OB/XF VALUE				425			
TOTAL LAND VALUE - MARKET				200,000			
TOTAL MARKET VALUE				349,008			
SOH/AGL Deduction				125,904			
ASSESSED VALUE				223,104			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				223,104			
TOTAL JUST VALUE				349,008			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				309,254			