BLOCK 137 LOT 13
CITY OF FDNA BEACH

MCCLAIN JANICE T L/E/
3810 DEER RIDGE RD
VALDOSTA, GA 31606

**2023**

**00-00-31-1800-0137-0130**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 80 |
| Interior Floo | 02 | MIN PLYWD 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 02 | Quality Level 02 |

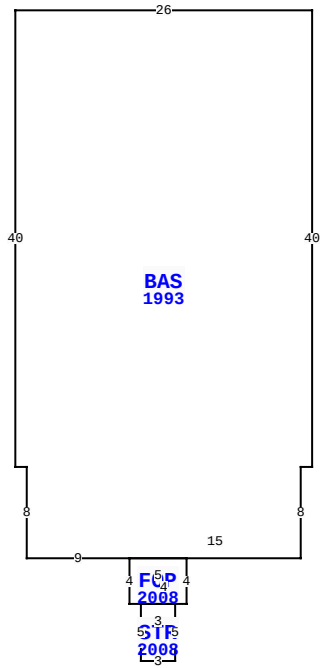
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,232 | 100 | 1,232 | 108,980 |
| FOP | 20 | 30 | 6 | 531 |
| STR | 15 | 10 | 2 | 177 |
| TOTALS | 1,267 | | 1,240 | 109,688 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,240 | 106.5406 | 96.15 | 119,226 | 1925 | 2005 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1232 HX Base Yr




405 S 6TH 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 | 109,688 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 200,000 |
| TOTAL MARKET VALUE | 309,688 |
| SOH/AGL Deduction | 100,412 |
| ASSESSED VALUE | 209,276 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 209,276 |
| TOTAL JUST VALUE | 309,688 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 259,982 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20070776 | PORCH WIRING & FI | 300 | 05/04/2007 |
| 20070247 | H/AC | 4,000 | 02/12/2007 |
| 20070206 | REPAIR FRONT PORC | 4,000 | 02/06/2007 |
| 20062771 | METAL ROOF | 3,553 | 12/19/2006 |
| 20060650 | 120SF ADDITION | 9,000 | 03/30/2006 |
| 20060291 | V.SIDING/ENCLS.SP | 9,835 | 02/08/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2279/0087 | 6/04/2019 | SW | U | I | 11 | 100 |
| GRANTOR: MCCLAIN JANICE T | | | | | | |
| GRANTEE: TINER BRIAN A | | | | | | |
| 2237/1167 | 11/15/2018 | TD | U | I | 11 | 100 |
| GRANTOR: STALNAKER JOHN CALVIN | | | | | | |
| GRANTEE: MCCLAIN JANICE T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W26 S40 E1S8E9 FOP=[YR=2008] S4E1 STR=[YR=2008] S5E3N5W3$ E4N4W5$E15N8E1N40$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 09/11/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS