BLOCK 155 LOTS 7 TO 11 INC
DB 178 PG 243 & OR 184/217
CITY OF FDNA BEACH

HENGLER SHAWN C & KRISTIN
24 FIELDSTONE CT E
DAWSONVILLE, GA 30534

2023

00-00-31-1800-0155-0070

NASSAU COUNTY PROPERTY

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

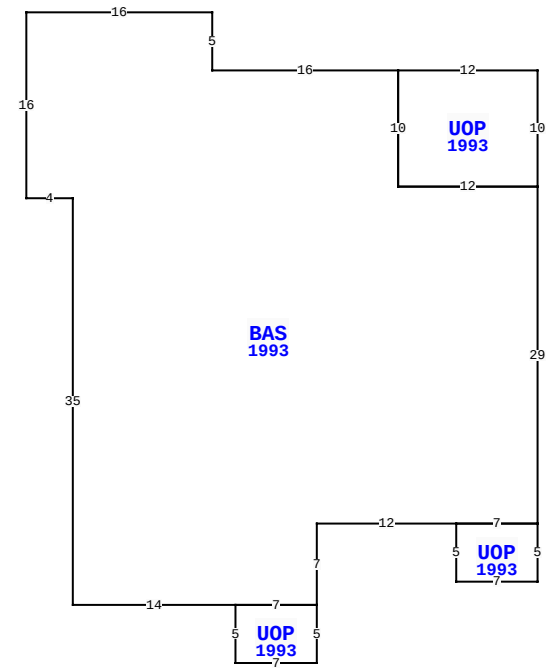
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	1,711	103,243
UOP	35	20	7	422
UOP	35	20	7	422
UOP	120	20	24	1,448
TOTALS	1,901		1,749	105,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,749	96.9000	87.45	152,950	1950	1960	0	0	0	31.00	69.00

1 SINGLE FAM – 0% - 0 Heated Area: 1711 HX Base Yr



712 S 9TH 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	105,536
TOTAL MARKET OB/XF VALUE	6,210
TOTAL LAND VALUE - MARKET	228,568
TOTAL MARKET VALUE	340,314
SOH/AGL Deduction	0
ASSESSED VALUE	340,314
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,314
TOTAL JUST VALUE	340,314
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	337,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222677	REMODEL	70,177	12/12/2022
20072267	H/AC	6,400	12/19/2007
20052353	REROOF W/40YR SHN	5,000	08/02/2005
B969717	REPAIR/RRF	1,889	04/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2448/1455	4/01/2021	WD	Q	I	02	298,500
GRANTOR: REED CAROLISE F & PAT						
GRANTEE: HENGLER SHAWN C & K						
2447/1328	3/23/2021	FJ	U	I	11	100
GRANTOR: FRINK CATHERINE D EST						
GRANTEE: REED CAROLISE F & C						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W12 BAS=[YR=1993] W16 N5 W16 S16 E4 S35 E14 UOP=[YR=1993] S5 E7 N5 W7 $ E7 N7 E12 UOP=[YR=1993] S5 E7 N5 W7 $ E7 N29 W12 N10 $ S10 E12 N10 $.

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	0510	GARAGE WD-	0	0	18	26	468.00	SF	35.00	35.00	100	1980	1980	3	20	3,276	
2	0350	CARPORT WD	0	0	16	26	416.00	SF	8.58	8.58	100	1980	1980	3	20	714	
3	0940	SHEDS/PORT	0	0	6	12	72.00	SF	18.30	18.30	100	1990	1990	3	20	264	
4	0801	ASPHALT A	0	0	96	9	864.00	SF	3.00	3.00	100	1983	1983	3	50	1,296	
5	0940	SHEDS/PORT	0	0	10	12	120.00	SF	13.20	13.20	100	1990	1990	3	20	317	
6	0810	CONCRETE A	0	0	0	0	80.00	SF	6.50	6.50	100	1992	1992	3	66	343	

LAND DESCRIPTION

TOTAL OB/XF 6,210

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	MU-8	125.00	100.00	13,061.00	SF		1.00	1.00	1.00	17.50	17.50	228,568							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 228,568 Market: 0 Agricultural: 0 Common: 228,568 PRINTED 08/02/2023 BY SYS