BLOCK 214 N58 FT OF C OF 7 &
S36 FT OF D OF 7
IN OR 1292/595

THOMAS LADON & LATORIA
3292 COVINGTON DR APT A
DECATUR, GA 30032-2296

2023

00-00-31-1800-0214-07C1

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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

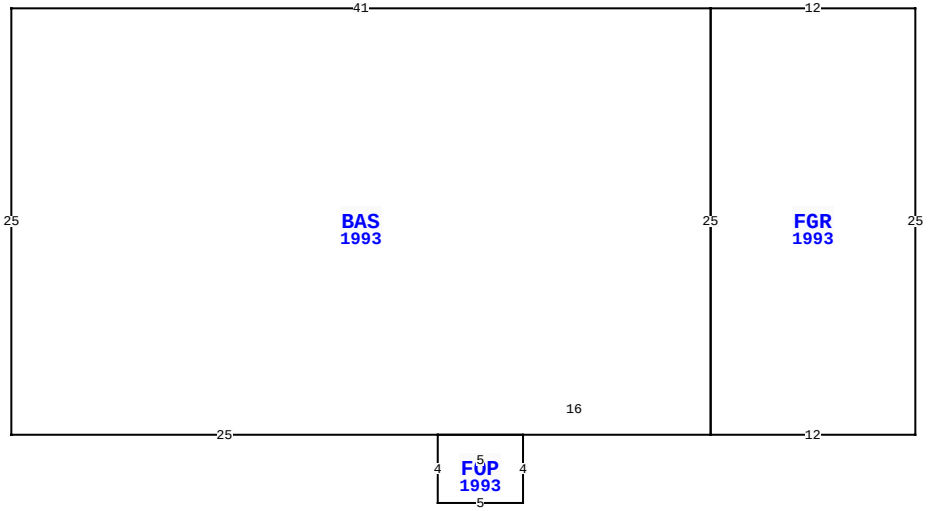
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100	1,025	80,221
FGR	300	55	165	12,914
FOP	20	30	6	469
TOTALS	1,345		1,196	93,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,196	106.4000	96.03	114,852	1981	1985	0	0	0	18.50	81.50

1 SINGLE FAM – 0% - 0 Heated Area: 1025 HX Base Yr



711 S 12TH 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	93,604
TOTAL MARKET OB/XF VALUE	1,289
TOTAL LAND VALUE - MARKET	188,000
TOTAL MARKET VALUE	282,893
SOH/AGL Deduction	118,764
ASSESSED VALUE	164,129
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,129
TOTAL JUST VALUE	282,893
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1292/0595	2/02/2005	QC	U	I	01	23,000
GRANTOR: THOMAS LADON						
GRANTEE: THOMAS LADON & LATO						
1195/1468	12/16/2003	QC	U	I	06	100
GRANTOR: TAYLOR CLYDE J						
GRANTEE: THOMAS LADON						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W12 BAS=[YR=1993] W41 S25 E25 FOP=[YR=1993] S4 E5 N4 W5$ E16 N25$ S25 E12 N25$.

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	0810	CONCRETE A	0	0	54	9	486.00	SF	6.50	6.50	100	1981	1981	3	38	1,200	
2	0810	CONCRETE A	0	0	12	3	36.00	SF	6.50	6.50	100	1981	1981	3	38	89	

LAND DESCRIPTION

TOTAL OB/XF 1,289

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		R-2	94.00	100.00	94.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	188,000							

REVIEW DATE 05/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 188,000 Market: 0 Agricultural: 0 Common: 188,000 PRINTED 08/02/2023 BY SYS