BLOCK 216 S1/2 OF SUB
A OF 5 EX S 6 FT OF E 35 FT
IN OR 2284/726

JONES LAWRENCE R
5001 GREAT MEADOWS RD
LITHONIA, GA 30038

2023

00-00-31-1800-0216-05A2

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		8 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

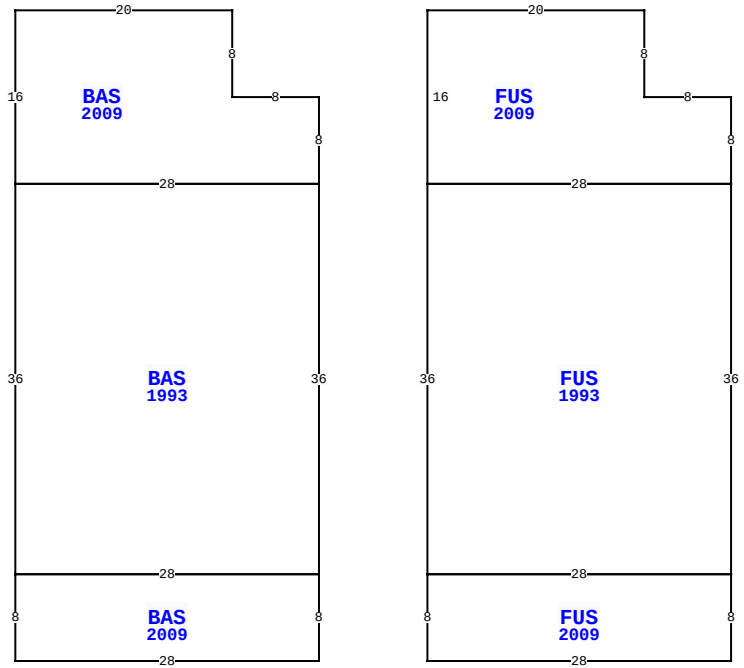
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	30,084
BAS	224	100	224	6,685
BAS	384	100	384	11,460
FUS	1,008	100	1,008	30,084
FUS	224	100	224	6,685
FUS	384	100	384	11,460
TOTALS	3,232		3,232	96,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2700	01	3,232	77.0040	91.83	296,795	1935	1980	0	0	50	17.50	32.50

1 DUPLEX – 0% - 0 Heated Area: 3232 HX Base Yr



326 S 11TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	96,458
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	86,000
TOTAL MARKET VALUE	182,458
SOH/AGL Deduction	48,473
ASSESSED VALUE	133,985
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,985
TOTAL JUST VALUE	182,458
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041613	REMODEL	6,000	09/08/2004
20040175	DEMOLITION	1,000	01/29/2004
2003731	REMODEL	10,000	08/17/2000
B8825	REMODEL	10,000	02/01/1995
8122	REMODEL	10,000	02/02/1994
7521	REPAIR/RRF	10,000	02/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2284/0726	6/06/2019	WD	Q	I	01	125,000
GRANTOR: SHEPHARD KENNETH L &						
GRANTEE: JONES LAWRENCE R						
0260/0198	3/01/1978	WD	U	I		7,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W8N8W20S16 BAS=[YR=1993] S36 BAS=[YR=2009] S8E28N8W28$E28N36W28$ E28 N8$ PTR= E10N8 FUS=[YR=2009] S16 FUS=[YR=1993] S36FUS=[YR=2009] S8E28N8W28$ E28N36 W28$E28N8W8N8W20$S8 W10 $.

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	000800	C	MULTI-FAM	0	0006	R-2	37.00	100.00	37.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	74,000							
2	000800	C	MULTI-FAM	0	0006	R-2	6.00	66.00	6.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	12,000							

REVIEW DATE 07/26/2018 BY DJX Total Acres: 0.00 Total Land Value: 86,000 Market: 0 Agricultural: 0 Common: 86,000 PRINTED 08/02/2023 BY SYS