BLOCK 232 S14 FT OF SUB A &
N36 FT OF SUB B OF LOT 5
IN OR 2374/1010

EGLY JONATHAN A
106 THE STRAND
ST MARYS, GA 31558

2023

00-00-31-1800-0232-05A2

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

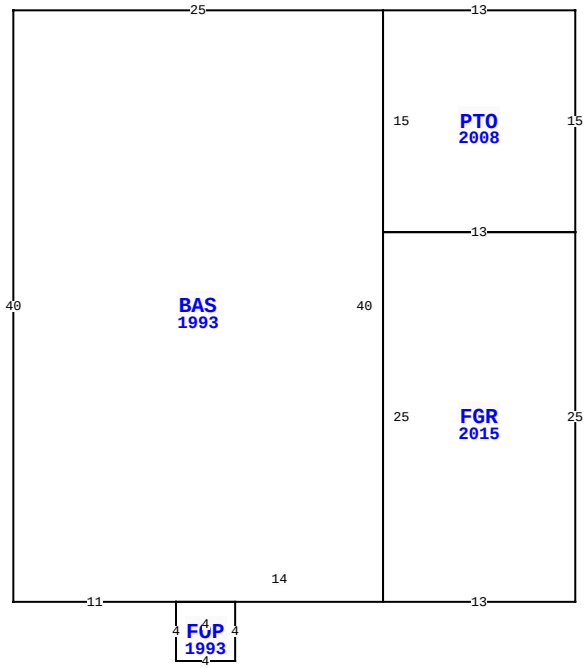
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	Quality Level 05
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	1,000	100	1,000	99,400
FGR	325	55	179	17,792
FOP	16	30	5	497
PTO	195	5	10	994
TOTALS	1,536		1,194	118,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,194	116.4900	105.13	125,525	1981	2011	0	0	0	5.45	94.55

1 SINGLE FAM – 0% - 0 Heated Area: 1000 HX Base Yr



726 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	118,684
TOTAL MARKET OB/XF VALUE	1,252
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	219,936
SOH/AGL Deduction	30,665
ASSESSED VALUE	189,271
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,271
TOTAL JUST VALUE	219,936
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2374/1010	7/02/2020	WD	Q	I	01	249,000
GRANTOR: CARTWRIGHT KEITH ALLE						
GRANTEE: EGLY JONATHAN A						
2195/1629	5/10/2018	WD	Q	I	01	199,500
GRANTOR: AL-SAYYAD AYISHA ASHL						
GRANTEE: CARTWRIGHT KEITH AL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2008] W13 BAS=[YR=1993] W25S40E11 FOP=[YR=1993] S4E4N4W4$ E14 FGR=[YR=2015] E13N25W13S25$ N40$ S15E13N15$.

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	0	0	507.00	SF	6.50	6.50	100	1981	1981	3	38	1,252	

LAND DESCRIPTION

TOTAL OB/XF 1,252

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	100,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS