BLOCK 241 LOT 102 &
N1/2 OF LOT 101 (S-1)
IN OR 2212/790

GRIFFIN MICHAEL V & SUSAN H
159 MEADOWLARK LN
FITZGERALD, GA 31750

2023

00-00-31-1800-0241-1020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

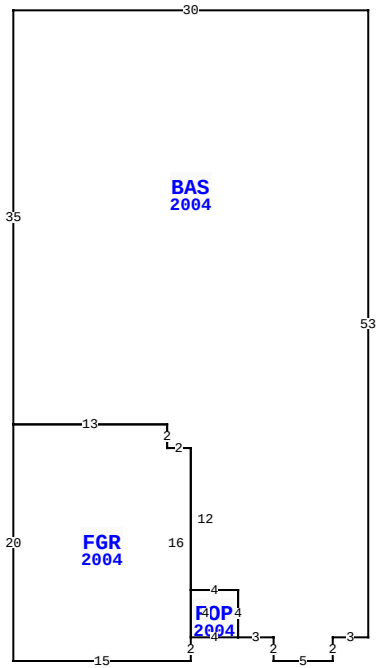
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,318	100	1,318	149,974
FGR	296	55	163	18,548
FOP	16	30	5	569
TOTALS	1,630		1,486	169,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,486	130.9068	124.36	184,799	2004	2004	0	0	0	8.50	91.50

1 TOWNHOUSE - 0% - 0 Heated Area: 1318 HX Base Yr



525 S 14TH 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	169,091
TOTAL MARKET OB/XF VALUE	6,389
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	250,480
SOH/AGL Deduction	14,146
ASSESSED VALUE	236,334
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	236,334
TOTAL JUST VALUE	250,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034048	NEW CONSTR	95,000	10/23/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2212/0790	7/23/2018	WD	Q	I	01	200,000
GRANTOR: DOIRON BLAKE P & KRIS						
GRANTEE: GRIFFIN MICHAEL V &						
2078/0581	10/18/2016	WD	Q	I	01	149,000
GRANTOR: CUMBASS MUICHAEL ANTH						
GRANTEE: SMITH BLAKE P & KIR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W30 S35 FGR=[YR=2004] S20 E15 N2 FOP=[YR=2004] E4 N4 W4 S4$ N16 W2 N2 W13$ E13 S2 E2 S12 E4 S4 E3 S2 E5 N2 E3 N53$.

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	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	24	240	
2	0810	CONCRETE A	0	0	0	0	1,100.00	SF	6.50	6.50	100	2004	2004	3	86	6,149	

LAND DESCRIPTION

TOTAL OB/XF 6,389

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			38.00	100.00	37.50	FF		1.00	1.00	1.00	2,000.00	2,000.00	75,000							

REVIEW DATE 06/05/2018 BY DJX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS