BLK 242 TRACTC C & D OF LOT 2
IN OR 372/333
CITY OF FDNA BEACH S/D OF

BENJAMIN CARL T & MARGIE L
245 WSET REVELS AVE
LENOX, GA 31637

2023

00-00-31-1800-0242-02C0

BUILDING CHARACTERISTICS

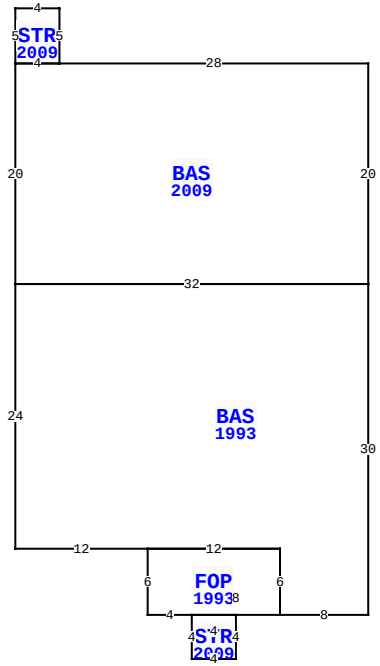
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1920	PROF DAYCARE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	61,190
BAS	640	100	640	47,993
FOP	72	30	22	1,650
STR	16	10	2	150
STR	20	10	2	150
TOTALS	1,564		1,482	111,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,482	96.9000	87.45	129,601	1983	1993	0	0	0	14.25	85.75

1 SINGLE FAM – 0% - 0 Heated Area: 1456 HX Base Yr



216 S 13TH ST, FERNANDINA BEACH

BLD DATE	06/28/2021	KK	LGL DATE	
XF DATE	06/28/2021	KK	LAND DATE	06/28/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	111,133
TOTAL MARKET OB/XF VALUE	2,076
TOTAL LAND VALUE - MARKET	175,440
TOTAL MARKET VALUE	288,649
SOH/AGL Deduction	106,066
ASSESSED VALUE	182,583
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	182,583
TOTAL JUST VALUE	288,649
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062190	XFOB	1,500	09/20/2006
20061879	ELEC OTHER	1,000	08/09/2006
6322	ADDITION	100	01/09/1991
6273	ADDITION	7,000	11/27/1990
5799	REPAIR/RRF	800	01/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0105/0393	9/22/1970	FJ	U	I	03	100

GRANTOR: NASSAU COUNTY CLERK O

GRANTEE: NASSAU COUNTY BOCC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W28 STR=[YR=2009] N5 W4 S5 E4$ W4 S20
BAS=[YR=1993] S24 E12 FOP=[YR=1993] S6 E4 STR=[YR=2009] S4 E4 N4 W4$ E8 N6 W12$ E12 S6 E8 N30 W32$ E32 N20$.

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	20	20	400.00	SF	6.50	6.50	100	1993	1993	3	68	1,768	
2	1243	WD DECK F	0	0	31	4	124.00	SF	8.00	8.00	100	2006	2006	3	31	308	

LAND DESCRIPTION

TOTAL OB/XF 2,076

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	001920	C	PROF DAYCARE	0	0006	R-2	43.00	102.00	43.00	FF	1	1.02	1.00	1.02	2,000.00	2,040.00	87,720							
2	001920	C	PROF DAYCARE	0	0006	R-2	43.00	102.00	43.00	FF	1	1.02	1.00	1.02	2,000.00	2,040.00	87,720							

REVIEW DATE 06/28/2021 BY KK Total Acres: 0.00 Total Land Value: 175,440 Market: 0 Agricultural: 0 Common: 175,440 PRINTED 08/02/2023 BY SYS