BLK 254 S 75 FT OF N 91 FT
OF E 100 FT OF W 130 FT
OF LOT 10

COWART NAOMI
1483 FORTE RD
ADEL, GA 31620

2023

00-00-31-1800-0254-0104

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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

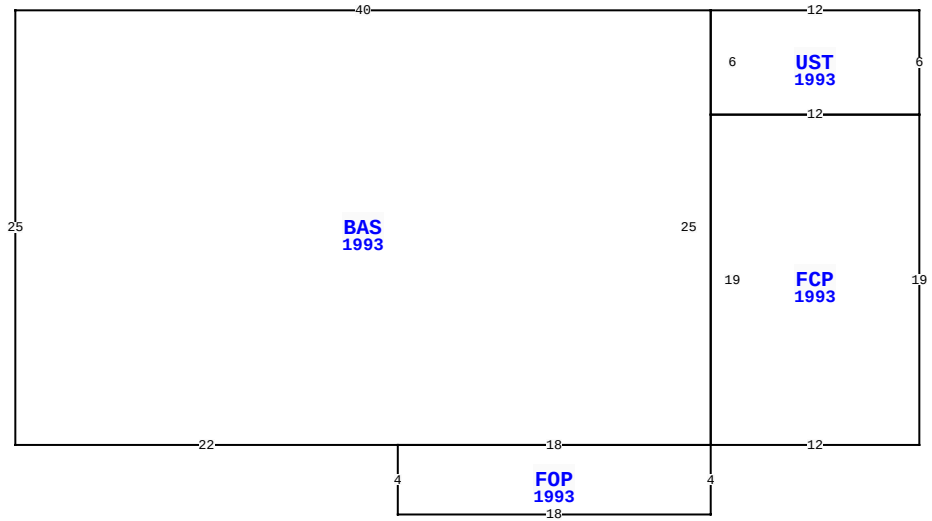
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	80,169
FCP	228	25	57	4,570
FOP	72	30	22	1,764
UST	72	45	32	2,565
TOTALS	1,372		1,111	89,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,111	110.0000	99.28	110,300	1974	1974	0	0	0	19.25	80.75

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



1004 CALLE CORTA, 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	89,067
TOTAL MARKET OB/XF VALUE	574
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	264,641
SOH/AGL Deduction	87,737
ASSESSED VALUE	176,904
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,904
TOTAL JUST VALUE	264,641
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2014/1223	11/10/2015	SW	U	I	12	105,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: COWART NAOMI						
1972/0373	4/06/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S25 E22 FOP=[YR=1993] S4 E18 N4W18$ E18
FCP=[YR=1993] E12 N19 UST=[YR=1993] N6 W12S6E12$ W12S19$ N25$
.

EXTRA FEATURES

L N	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	30	9	270.00	SF	6.50	6.50	100	1975	1975	3	27	474	
2	0810	CONCRETE A	0	0	0	0	57.00	SF	6.50	6.50	100	1975	1975	3	27	100	

LAND DESCRIPTION

TOTAL OB/XF 574

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	R-1	75.00	100.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 09/24/2018 BY DJX Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS