BLOCK 270 LOT 18
CITY OF FDNA BEACH

DAV VENTURE TRUST/MUDD JOSEPH MICHAEL TRUSTEE
PO BOX 767522
ROSWELL, GA 30076

2023

00-00-31-1800-0270-0180

BUILDING CHARACTERISTICS

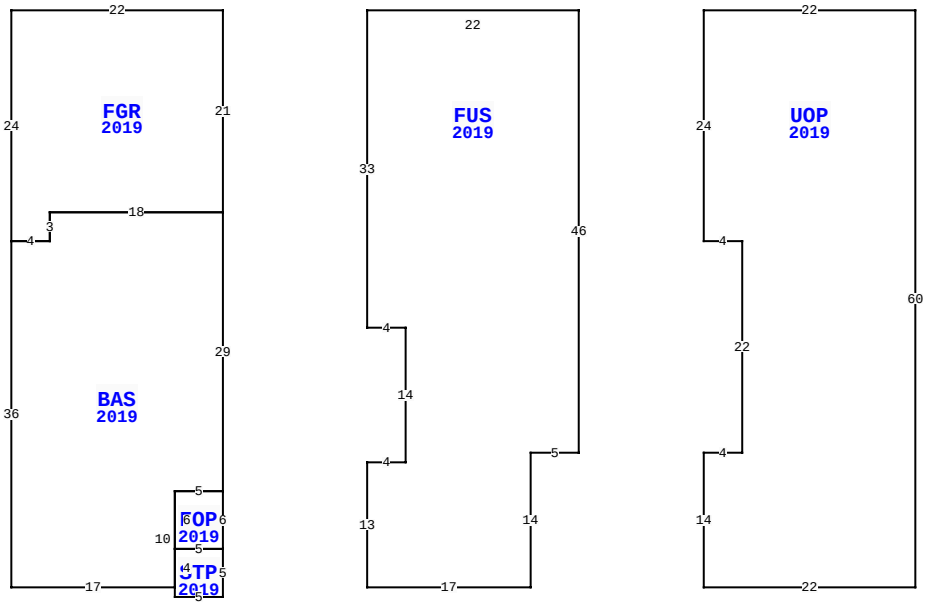
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.0400	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	796	100	796	165,991
FGR	474	55	261	54,426
FOP	30	30	9	1,877
FUS	1,194	100	1,194	248,987
STP	25	10	2	417
UOP	1,232	20	246	51,299
TOTALS	3,751		2,508	522,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,508	148.3891	211.45	530,317	2019	2019	0	0	0	1.38	98.62

1 SFR CUST – 0% - 0 Heated Area: 1990 HX Base Yr



247 BEECH 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	522,999
TOTAL MARKET OB/XF VALUE	1,881
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	674,880
SOH/AGL Deduction	111,846
ASSESSED VALUE	563,034
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	563,034
TOTAL JUST VALUE	674,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	538,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181760	NEW CONSTR	290,527	05/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2303/1301	9/06/2019	SW	Q	I	02	542,900
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: DAV VENTURE TRUST						
2264/1249	3/26/2019	WD	U	V	30	75,000
GRANTOR: HARBOR VIEW-ARTISAN L						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W22 S24 BAS=[YR=2019] S36 E17 STP=[YR=2019] S1 E5 N5 FOP=[YR=2019] N6 W5 S6 E5$ W5 S4$ N10 E5 N29 W18 S3 W4$ E4 N3 E18 N21$ PTR= E15 FUS=[YR=2019] E22 S46 W5 S14 W17 N13 E4 N14 W4 N33$ W15$ PTR= E50 UOP=[YR=2019] E22 S60 W22 N14 E4 N22 W4 N24$ W50$.

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	0855	CONC PAVER	0	0	0	0	28.00	SF	10.00	10.00	100	2019	2019	3	99	277	
2	0855	CONC PAVER	0	0	0	0	162.00	SF	10.00	10.00	100	2019	2019	3	99	1,604	

LAND DESCRIPTION

TOTAL OB/XF 1,881

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	0006	MU-1	0.00	0.00	2,500.00	SF		1.00	1.00	1.00	60.00	60.00	150,000							

REVIEW DATE 10/29/2019 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS