E 69.6 OF LOT 24 &
W .40 FT OF TRACT F OF LOT 24
IN OR 1584/574

LARKINS BARBARA T & PHILLIP M
115 BRICKSTONE DR
ATLANTA, GA 30339

2023

00-SB-30-155V-0024-0000

BUILDING CHARACTERISTICS

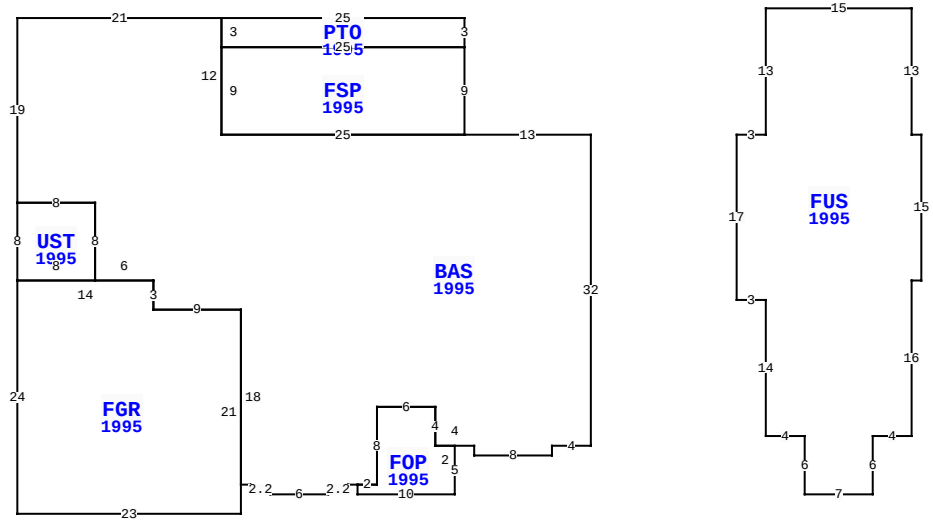
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	1,760	322,662
FGR	525	55	289	52,983
FOP	66	30	20	3,667
FSP	225	40	90	16,500
FUS	768	100	768	140,798
PTO	75	5	4	733
UST	64	45	29	5,317
TOTALS	3,483		2,960	542,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,960	144.5532	205.99	609,730	1995	2000	0	0	0	11.00	89.00

1 SFR CUST – 0% - 0 Heated Area: 2528 HX Base Yr



1875 ATLANTIC WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	542,660
TOTAL MARKET OB/XF VALUE	5,395
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	898,055
SOH/AGL Deduction	254,526
ASSESSED VALUE	643,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	643,529
TOTAL JUST VALUE	898,055
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	711,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213125	REPAIR/RRF	11,245	09/03/2012
B9401474	NEW CONSTR	92,553	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1584/0574	9/09/2008	QC	U	I	01	100
GRANTOR: LARKINS BARBARA T						
GRANTEE: LARKINS BARBARA T &						
1059/0699	6/03/2002	WD	Q	I		525,000
GRANTOR: DIXON LATRELLE G						
GRANTEE: LARKINS BARBARA T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W13 FSP=[YR=1995] N9 PTO=[YR=1995] N3 W25 S3 E25 $ W25 S9 E25 $ W25 N12 W21 S19 UST=[YR=1995] S8 FGR=[YR=1995] S24 E23 N21 W9 N3 W14 $ E8 N8 W8 $ E8 S8 E6 S3 E9 S18 E1 D1 R2 E6 U1 R2 E1 FOP=[YR=1995] S1 E10 N5 W2 N4 W6 S8 W2$ E2 N8 E6 S4 E4 S1 E8 N1 E4 N32 $ PTR= E15 FUS=[YR=1995] E3 N13 E15 S13 E1 S15 W1 S16 W4 S6 W7 N6 W4 N14 W3 N17 $ W15 $.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	79	1,580	
2	0811	CONCRETE B	0	0	0	0	899.00	SF	5.20	5.20	100	1995	1995	3	72	3,366	
3	0810	CONCRETE A	0	0	24	4	96.00	SF	6.50	6.50	100	1995	1995	3	72	449	

LAND DESCRIPTION

TOTAL OB/XF 5,395

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS