

LOT 6
IN OR 1921/1435
PRESERVE @ SUMMER BEACH #1A

MCCOLLUM ROGER LEE & MARIE C
259 PINELAND RD NW
ATLANTA, GA 30342

2023

00-SB-30-1671-0006-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
CONSTRUCTION					VALUATION SUMMARY												PAGE 1 of 1											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD													
Exterior Wall	16	WD FR STUC 70	0500	01	3,482	116.4030	165.87	577,559	2005	2005	0	0	0	8.50	91.50	VALUATION BY												
Exterior Wall	15	CONC BLOCK 30	1 SFR CUST - 0% - 0													Heated Area: 3039												
Roof Structure	08	IRREGULAR 100														HX Base Yr												
Roof Cover	07	CONC TILE 100																										
Interior Wall	05	DRYWALL 100																										
Interior Floor	11	CLAY TILE 50																										
Interior Floor	14	CARPET 50																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	4	100																										
Bathrooms	4.5	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			3021.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	306	100	306	46,442																								
BAS	1,895	100	1,895	287,606																								
DKC	156	10	16	2,428																								
FGR	462	55	254	38,550																								
FOP	50	30	15	2,277																								
FOP	527	30	158	23,979																								
FUS	838	100	838	127,184																								
TOTALS			4,234	3,482	528,466																							
EXTRA FEATURES			95085 WILLET WAY, FERNANDINA BEACH																									
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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150												
2	0811	CONCRETE B	0	0	0	0	610.00	SF	5.20	5.20	100	2005	2005	3	87	2,760												
3	0855	CONC PAVER	0	0	0	0	54.00	SF	10.00	10.00	100	2005	2005	3	87	470												
4	1126	CB/STC 8"	0	0	0	0	336.00	SF	8.00	8.00	100	2005	2005	3	87	2,339												
5	0462	ST/AL FNC	0	0	0	0	113.00	SF	10.00	10.00	100	2005	2005	3	44	497												
6	0911	SCRN RM A	0	0	0	0	488.00	SF	17.50	17.50	100	2009	2009	3	45	3,843												
TOTAL OB/XF 13,059																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE											
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.05	135,000.00	141,750.00	141,750											
REVIEW DATE 08/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 141,750 Market: 0 Agricultural: 0 Common: 141,750 PRINTED 08/02/2023 BY SYS																												

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1921/1435	6/02/2014	WD	Q	I	01	582,000

GRANTOR: MASHBURN KAREN D TRUS
GRANTEE: MCCOLLUM ROGER LEE
1392/0321 2/28/2006 WD Q I 642,300
GRANTOR: THE PRESERVE AT SUMME
GRANTEE: MASHBURN KAREN D TR

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W5 BAS=[YR=2005] N12 W2 DCK=[YR=2005] N6 W26 S6 E26 \$ W38 S68 FGR=[YR=2005] S22 E21 N5 FOP=[YR=2005] E6 BAS=[YR=2005] S2 E3 S1 E7 N1 E3 N23 W13 S21 \$ N21 E1 N29 E12 N13 W10 S5 W5 S4 W7 S4 E3 S50 \$ N17 W21 \$ E21 N33 W3 N4 E7 N4 E5 N5 E10 N10 \$ S10 E5 N10 \$ PTR= E15 FUS=[YR=2005] E25 S27 E1 S7 W7 N1 W19 N33 \$ W15 \$.