

LOT 2
IN OR 1815/1631
SEASIDE PRIVACY HOMES AT

MANTARO MARK T & LISA S
2669 SWEET OAKS CR
GERMANTOWN, TN 38138

2023

00-SB-30-1920-0002-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																
Exterior Wall	17	CB STUCCO 100								0500	11	1,634	142.4940	203.05	331,784	1987	1987	0	0	0	17.50	82.50																	
Roof Structur	03	GABLE/HIP 100								1 SFR CUST - 0% - 0										Heated Area: 1488										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floop	14	CARPET 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms	3	100																																					
Bathrooms	2	100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units	0	100																																					
BUD8 Adjustme	05	DIST 1A 100																																					
Quality		03 Quality Level 03																																					
DOR CODE		0100 SINGLE FAMILY																																					
MAP NUM		MKT AREA								03																													
NEIGHBORHOOD/LOC		3020.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,488	100	1,488	249,264																																			
FGR	250	55	138	23,117																																			
FOP	25	30	8	1,340																																			
TOTALS		1,763		1,634		273,722																																	
EXTRA FEATURES										5009 SUMMER BEACH BLVD, 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	1987	1987	3	64	2,240																							
2	0810	CONCRETE A	0	0	0	0	326.00	SF	6.50	6.50	100	1987	1987	3	54.5	1,155																							
3	0810	CONCRETE A	0	0	0	0	256.00	SF	6.50	6.50	100	1987	1987	3	54.5	907																							
4	0810	CONCRETE A	0	0	24	4	96.00	SF	6.50	6.50	100	2000	2000	3	80	499																							
5	0755	FSP	0	0	0	0	203.00	SF	20.00	20.00	100	2007	2007	3	35	1,421																							
6	0810	CONCRETE A	0	0	11	10	110.00	SF	6.50	6.50	100	2007	2007	3	89	636																							
LAND DESCRIPTION										TOTAL OB/XF										6,858																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	250,000.00	250,000.00	250,000																						
REVIEW DATE 07/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																																							