

LOT 4
IN OR 1489/1730
SEASIDE PRIVACY HOMES AT

STATOM EDWARD F
125 FIRST AVE SE
MOULTRIE, GA 31768

2023

00-SB-30-1920-0004-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	16	WD FR STUC 100	0500	11	1,668	140.9700	200.88	335,068	1986	1990	0	0	16.00	84.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 0													Heated Area: 1483									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
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	1,483	100	1,483	250,240																					
FGR	264	55	145	24,468																					
FOP	25	30	8	1,350																					
USP	108	30	32	5,400																					
TOTALS			1,880	1,668	281,457																				
EXTRA FEATURES			5013 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	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	62	1,240										
2	0810	CONCRETE A	0	0	69	4	276.00	SF	6.50	100	1986	1986	3	52	933										
3	0810	CONCRETE A	0	0	45	8	360.00	SF	6.50	100	1986	1986	3	52	1,217										
4	0810	CONCRETE A	0	0	36	5	180.00	SF	6.50	100	2000	2000	3	80	936										
LAND DESCRIPTION																									
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																									