

LOT 11
IN OR 2191/654
SEASIDE PRIVACY HOMES AT

VINES PROPERTIES LLC
5585 LAKE FOREST DRIVE
ATLANTA, GA 30342

2023

00-SB-30-1920-0011-0000



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 100
Interior Floor	13	LVT/LAMNT 60
Interior Floor	14	CARPET 40
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	1,161	100	1,161	211,452
FGR	252	55	139	25,316
FST	60	55	33	6,010
PTO	81	5	4	728
USP	108	30	32	5,828

TOTALS	1,662		1,369	249,335
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	0	61	4	244.00	SF	6.50
3	0810	CONCRETE A	0	0	31	8	248.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00

REVIEW DATE 04/15/2020 BY DJA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	11	1,369	152.1562	216.82	296,827	1986	1990		0	0	16.00	84.00	
1 SFR CUST - 0% - 0 Heated Area: 1161 HX Base Yr													

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

TOTAL OB/XF 2,903													
ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
100	1986	1986	3	62	1,240								
100	1986	1986	3	52	825								
100	1986	1986	3	52	838								

5027 SUMMER BEACH BLVD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		249,335	
TOTAL MARKET OB/XF VALUE		2,903	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		502,238	
SOH/AGL Deduction		119,041	
ASSESSED VALUE		383,197	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		383,197	
TOTAL JUST VALUE		502,238	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		387,501	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3177	N/A	33,613	02/05/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2191/0654	4/12/2018	QC	U	I	11	100
GRANTOR: VINES DANIEL C & ABBY						
GRANTEE: VINES PROPERTIES LL						
1630/1975	7/17/2009	WD	Q	I	02	213,000
GRANTOR: R-SQUARE INVESTMENTS						
GRANTEE: VINES DANIEL C & AB						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
PTO=[YR=1993] W11 USP=[YR=1993] W12 S9 BAS=[YR=1993] W2 S48 E7 FST=[YR=1993] S15 E4 FGR=[YR=1993] S3 E12 N21 W12 S18 \$ N15 W4 \$ E4 N3 E14 N25 W3 N5 E3 N15 W5 N3 W6 S3 W12 \$ E12 N9 \$ S6 E6 S3 E5 N9 \$.									

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS