

LOT 20
IN OR 2141/20
SEASIDE PRIVACY HOMES AT

CHESSER JEAN WILKES/CHESSER HAL WILKES ET AL
616 JULIE DRIVE
VIDALIA, GA 30474

2023

00-SB-30-1920-0020-0000



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	PAGE 1 of 1															
Exterior Wall	12	CEDAR 100	0500	11	1,627	148.9710	212.28	345,380	1988	1988	0	0	0	17.00	83.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 0													Heated Area: 1308														
Roof Cover	03	COMP SHNGL 100	HX Base Yr																											
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 90																												
Interior Floo	07	CORK/VTILE 10																												
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	1,308	100	1,308	230,459																										
FGR	430	55	236	41,581																										
FOP	24	30	7	1,233																										
FOP	254	30	76	13,390																										
TOTALS			2,016	1,627												286,665														
EXTRA FEATURES			5071 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	0811	CONCRETE B	0	0	0	0	648.00	SF	5.20	5.20	100	1988	1988	3	57	1,921														
2	0825	BRICK	0	0	0	0	38.00	SF	12.50	12.50	100	1988	1988	3	85	404														
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310														
4	0810	CONCRETE A	0	0	15	3	45.00	SF	6.50	6.50	100	1988	1988	3	57	167														
5	0825	BRICK	0	0	0	0	7.00	SF	12.50	12.50	100	1988	1988	3	85	74														
6	0476	VF 6 SBPL	0	0	12	0	12.00	LF	32.00	32.00	100	2005	2005	3	69	265														
LAND DESCRIPTION			TOTAL OB/XF													5,141														
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	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 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																														