LOT 3 INCL PROPERTY IN SEC 14
IN OR 2343/800
LYING EAST OF LOT TO THE MEAN

SOSHNIK M BRADLEY & SARAH H
703 PINE POINT CIRCLE
VALDOSTA, GA 31602

2023

00-SB-30-1940-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

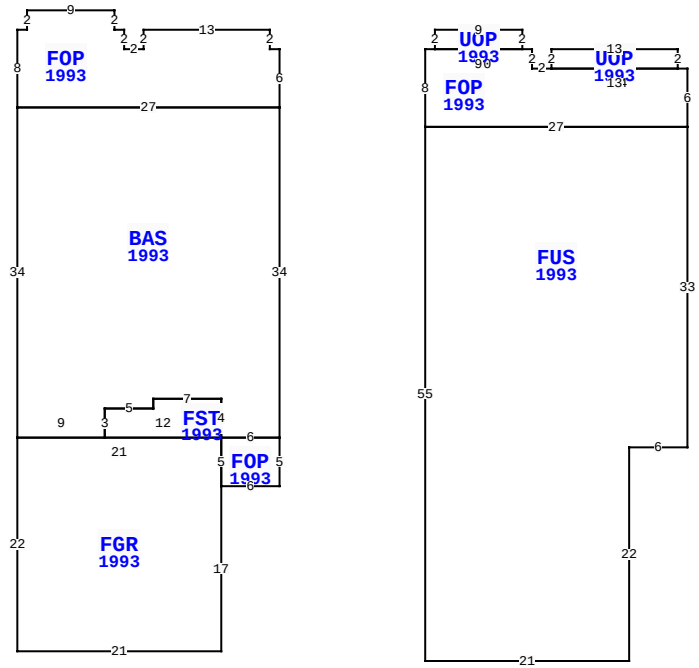
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	875	111,809
FGR	462	55	254	32,456
FOP	30	30	9	1,150
FOP	184	30	55	7,028
FOP	228	30	68	8,689
FST	43	55	24	3,067
FUS	1,353	100	1,353	172,888
UOP	18	20	4	511
UOP	26	20	5	639
TOTALS	3,219		2,647	338,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,647	159.1834	151.22	400,279	1991	1991	0	0	0	15.50	84.50

1 TOWNHOUSE - 0% - 0 Heated Area: 2228 HX Base Yr



4988 SEA WATCH DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	338,236
TOTAL MARKET OB/XF VALUE	4,249
TOTAL LAND VALUE - MARKET	1,000,000
TOTAL MARKET VALUE	1,342,485
SOH/AGL Deduction	290,074
ASSESSED VALUE	1,052,411
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,052,411
TOTAL JUST VALUE	1,342,485
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,170,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2343/0800	2/27/2020	WD	Q	I	01	1,025,000
GRANTOR: MAC & GI PARTNERS LLC						
GRANTEE: SOSHNIK M BRADLEY &						
2141/0467	8/15/2017	WD	Q	I	01	860,000
GRANTOR: THREE JOHNSON GIRLS L						
GRANTEE: MAC & GI PARTNERS L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W1 N2 W13 S2 W2 N2 W1 N2 W9 S2 W1 S8
BAS=[YR=1993] S34 FGR=[YR=1993] S22 E21 N17 FOP=[YR=1993] E6 N5 W6 FST=[YR=1993] N4 W7S1 W5 S3 E12$ S5$ N5 W21$ E9 N3 E5 N1 E7 S4 E6 N34 W27$ E27N6$ PTR= E15 FOP=[YR=1993] E1 UOP=[YR=1993] N2 E9 S2 W9$ E10 S2 E2 UOP=[YR=1993] N2 E13 S2 W13$ E14 S6 FUS=[YR=1993] S33 W6 S22 W21N55 E27$ W27 N8$ W15 $.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	0	0	0	488.00	SF	6.50	6.50	100	1991	1991	3	64	2,030	
2	0858	SCULP CONC	0	0	17	2	34.00	SF	13.00	13.00	100	1991	1991	3	88	389	
3	0835	QUARY TILE	0	0	0	0	61.00	SF	10.00	10.00	100	1991	1991	3	64	390	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	72	1,440	

LAND DESCRIPTION

TOTAL OB/XF 4,249

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	SFR OCN FT	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,000,000.00	1,000,000.00	1,000,000							

REVIEW DATE 07/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 1,000,000 Market: 0 Agricultural: 0 Common: 1,000,000 PRINTED 08/02/2023 BY SYS