LOT 147
BEACHWOOD VILLAGE UNIT 2
PB 4/35 & 36

BISSON JIM & SUSAN IRREVOCABLE TRUST/FLOYD JENNIFE
707 GREENWOOD DR
DALTON, GA 30720

2023

01-6N-29-0202-0147-0000

NASSAU COUNTY PROPERTY

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 Floo	11	CLAY TILE 60
Interior Floo	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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

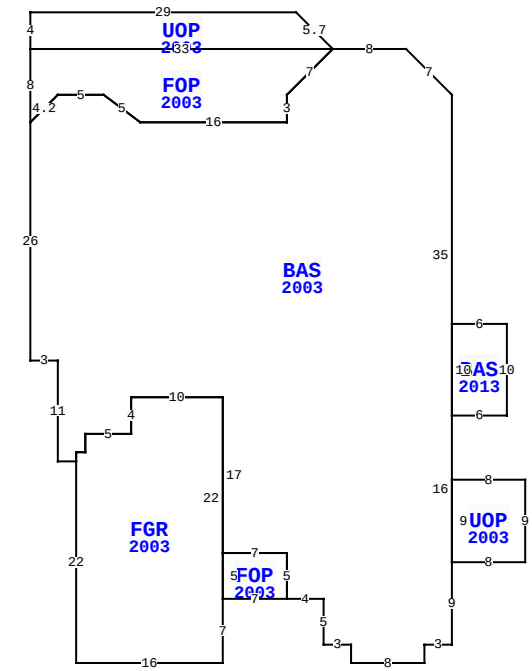
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,154	100	2,154	321,451
BAS	60	100	60	8,954
FGR	438	55	241	35,966
FOP	35	30	10	1,492
FOP	211	30	63	9,402
UOP	72	20	14	2,090
UOP	124	20	25	3,731
TOTALS	3,094		2,567	383,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,567	115.7184	164.90	423,298	2003	2003	0	0	0	9.50	90.50

1 SFR CUST – 0% - 0 Heated Area: 2214 HX Base Yr



7 BUCKTHORNE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	383,085
TOTAL MARKET OB/XF VALUE	12,382
TOTAL LAND VALUE - MARKET	385,000
TOTAL MARKET VALUE	780,467
SOH/AGL Deduction	236,586
ASSESSED VALUE	543,881
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	543,881
TOTAL JUST VALUE	780,467
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	649,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326255	NEW CONSTR	44	06/01/2013
P1316569	ADD60SFBR	0	05/01/2013
B0210413	NEW CONSTR	197,000	11/01/2002
R024534	REPAIR/RRF	8,500	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2498/0384	9/17/2021	QC	U	I	11	100

GRANTOR: BISSON JAMES H III &
GRANTEE: BISSON JIM & SUSAN

1173/0430	9/19/2003	WD	Q	I		570,000

GRANTOR: PLANTATION HOUSING CO
GRANTEE: BISSON JAMES H III

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] L5 U5 W8 UOP=[YR=2003] U4 L4 W29 S4 FOP=[YR=2003] S8 R3 U3 E5 D3 R4 E16 N3 U5 R5 W33$ E33$ D5 L5 S3 W16 U3 L4 W5 D3 L3 S26 E3 S11 E2 FGR=[YR=2003] S22 E16 N7 FOP=[YR=2003] E7 N5 W7 S5 $ N22 W10 S4 W5 S2 W1 S1$ N1 E1 N2 E5 N4E10 S17 E7 S5 E4 S5 E3 S2 E8 N2 E3 N9 UOP=[YR=2003] E8 N9 W8 S9$ N16 BAS=[YR=2013] E6 N10 W6 S10$ N35$.

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	0855	CONC PAVER	0	0	0	0	554.00	SF	10.00	10.00	100	2003	2003	3	84	4,654	
2	0855	CONC PAVER	0	0	0	0	497.00	SF	10.00	10.00	100	2003	2003	3	84	4,175	
3	0462	ST/AL FNC	0	0	0	0	396.00	SF	10.00	10.00	100	2003	2003	3	36	1,426	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	64	192	
5	1126	CB/STC 8"	0	0	0	0	138.00	SF	8.00	8.00	100	2003	2003	3	84	927	
6	1075	TRELLIS G	0	0	0	0	80.00	SF	35.00	35.00	100	2003	2003	3	36	1,008	

LAND DESCRIPTION

TOTAL OB/XF 12,382

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	000100	C	SFR	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	350,000.00	385,000.00	385,000							

REVIEW DATE 04/24/2017 BY DJX Total Acres: 0.00 Total Land Value: 385,000 Market: 0 Agricultural: 0 Common: 385,000 PRINTED 08/02/2023 BY SYS