

LOT 22
IN OR 2102/155
MARSH CREEK VILLAGE 1 PB 4/18

PERNO LOUIS A & BETTY
1100 TWO OAKS DR
ATHENS, GA 30606

2023

01-6N-29-1300-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 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. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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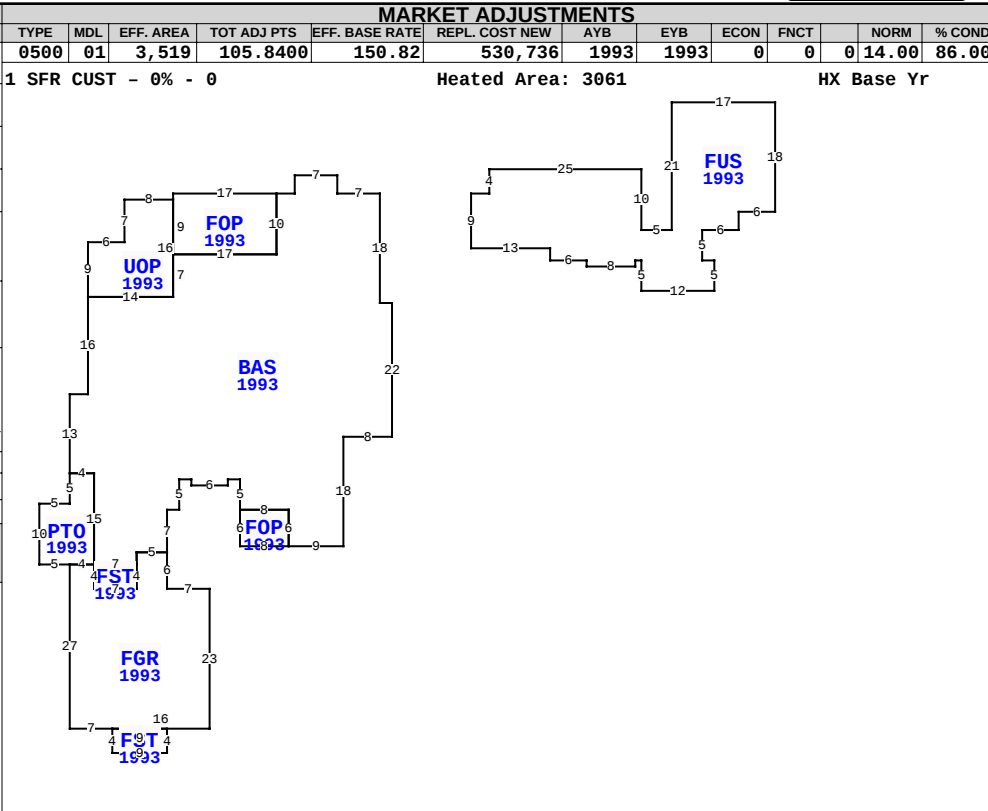
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,222	100	2,222	288,205
FGR	575	55	316	40,987
FOP	48	30	14	1,815
FOP	170	30	51	6,615
FST	28	55	15	1,945
FST	36	55	20	2,594
FUS	839	100	839	108,823
PTO	110	5	6	778
UOP	182	20	36	4,670

TOTALS	4,210		3,519	456,433
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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
3	1126	CB/STC 8"	0	0	22	6	132.00	SF	8.00
4	0825	BRICK	0	0	7	7	49.00	SF	12.50
5	0810	CONCRETE A	0	0	7	3	21.00	SF	6.50
6	0855	CONC PAVER	0	0	0	0	1,764.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	0		RS-1	0.00	0.00	1.00

REVIEW DATE	05/11/2017	BY	DJ
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15 PAINTED BUNTING, FERNANDINA BEACH				BLD DATE						LGL DATE		
				XF DATE						LAND DATE		
				INC DATE						AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1.00	UT	2,000.00	2,000.00	100	1993	1993	3	76	1,520			
132.00	SF	8.00	8.00	100	1993	1993	3	68	718			
49.00	SF	12.50	12.50	100	1993	1993	3	90	551			
21.00	SF	6.50	6.50	100	1993	1993	3	68	93			
1,764.00	SF	7.00	7.00	100	2000	2000	3	80	9,878			

TOTAL OB/XF											12,760	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00		

Total Acres: 0.00	Total Land Value: 600,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		456,433	
TOTAL MARKET OB/XF VALUE		12,760	
TOTAL LAND VALUE - MARKET		600,000	
TOTAL MARKET VALUE		1,069,193	
SOH/AGL Deduction		308,452	
ASSESSED VALUE		760,741	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		760,741	
TOTAL JUST VALUE		1,069,193	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		747,767	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8194	NEW CONSTR	160,750	06/23/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2102/0155	2/16/2017	WD	Q	I	01
GRANTOR: PETERSEN JANET E & DO					SALE PRICE
GRANTEE: PERNO LOUIS A & BET					775,000
GRANTOR: PETERSEN JANET E & DO					
GRANTEE: PETERSEN JANET E &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W7 N3 W7 S3 W3 FOP=[YR=1993] W17 S1					
UOP=[YR=1993] W8 S7 W6 S9 E14 N16\$ S9 E17 N10\$ S10 W17 S7 W14					
S16 W3\$13 PTO=[YR=1993] S5 W5 S10 E5 FGR=[YR=1993] S27 E7					
FST=[YR=1993] S4 E9 N4 W9\$ E16 N23 W7N6 W5 S2 FST=[YR=1993]					
W7 S4 E7 N4 \$ S4 W7 N4 W4\$ E4 N15 W4\$ E4 S15 E7N2 E5 N7E2					
N5E2 S1 E6 N1 E2 S5FOP=[YR=1993] S6 E8 N6 W8\$ E8 S6 E9 N18 E8					
N22 W2 N18\$ PTR= E15 FUS=[YR=1993] E3 N4 E25 S10 E5 N21 E17					
S18 W6 S3 W6 S5 E2 S5 W12 N5 W1 S1 W8N1 W6 N2 W13 N9 \$ W15\$.					