

IN OR 2209/1900
EX ESMT PT OR 716/869
ESMT PT OR 716/868

GAMBINO THOMAS & AMELIA
1220 MOUNT PARAN ROAD NE
ATLANTA, GA 30327

2023

10-2N-28-0000-0034-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

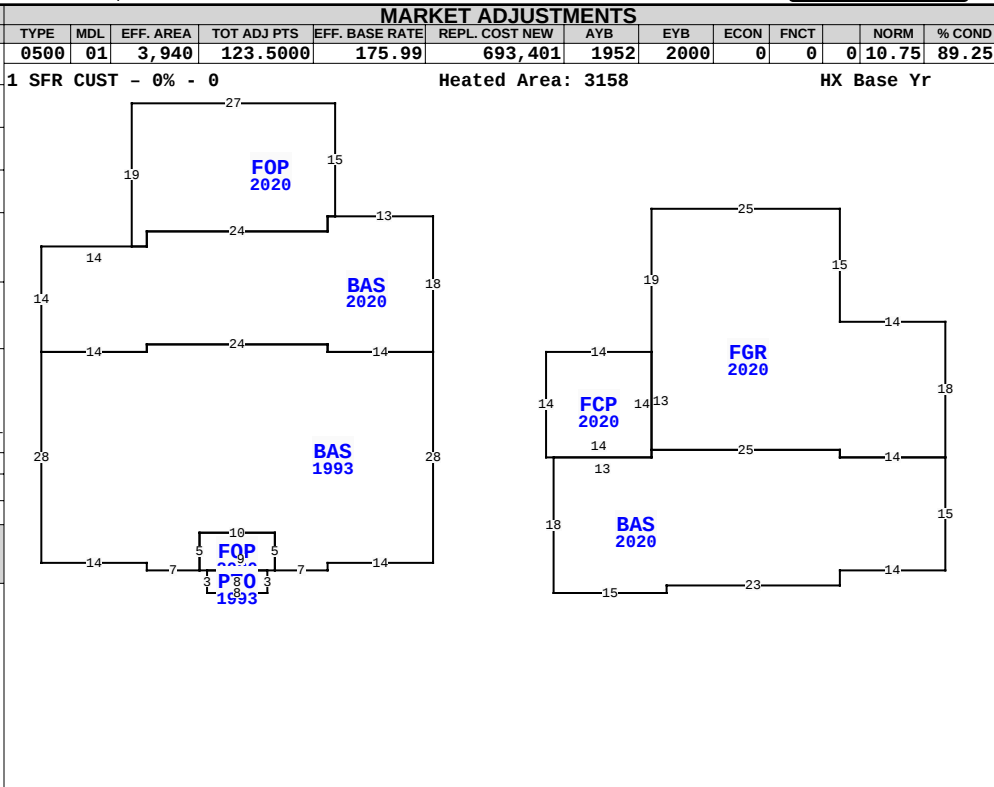
MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1053.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,454	100	1,454	228,381
BAS	808	100	808	126,914
BAS	896	100	896	140,736
FCP	196	25	49	7,697
FGR	1,052	55	579	90,944
FOP	50	30	15	2,356
FOP	461	30	138	21,676
PTO	24	5	1	157

TOTALS	4,941		3,940	618,860
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0415	BEACHWALK	0	0	0	0	1,008.00	SF	5.75
4	0861	POOL GUNIT	0	0	0	0	324.00	SF	85.00
5	0857	SANDSTONE	0	0	0	0	1,440.00	SF	16.00
6	0811	CONCRETE B	0	0	0	0	4,403.00	SF	5.20



4066 S FLETCHER AVE, 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
2	0415	BEACHWALK	0	0	0	0	1,008.00	SF	5.75	5.75	100	2020	2020	3	93	5,390	
4	0861	POOL GUNIT	0	0	0	0	324.00	SF	85.00	85.00	100	2020	2020	3	95	26,163	
5	0857	SANDSTONE	0	0	0	0	1,440.00	SF	16.00	16.00	100	2020	2020	3	100	23,040	
6	0811	CONCRETE B	0	0	0	0	4,403.00	SF	5.20	5.20	100	2020	2020	3	99	22,667	

LAND DESCRIPTION										TOTAL OB/XF							77,260		
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	LA VA		
1	000120	C	SFR OCN FT	0		R-1	75.00	400.00	75.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,237,500		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		618,860	
TOTAL MARKET OB/XF VALUE		77,260	
TOTAL LAND VALUE - MARKET		1,237,500	
TOTAL MARKET VALUE		1,933,620	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,933,620	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,933,620	
TOTAL JUST VALUE		1,933,620	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,900,784	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200232	DUNEWALKL	30,000	04/24/2020
20200098	SWIM POOL	41,300	03/10/2020
20190475	ADDITION	600,000	09/30/2019
20041818	ELEC OTHER	1,000	10/07/2004
B972119	REPAIR/RRF	2,300	10/03/1997
5383	XFOB	12,000	05/24/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2209/1900	7/10/2018	WD	Q	I	02	1,350,000			
GRANTOR:ANSLEY WILEY S & DONA									
GRANTEE:GAMBINO THOMAS & AM									
0845/1713	8/21/1998	WD	U	I	01	100			
GRANTOR:ANSLEY DONA B									
GRANTEE:ANSLEY WILEY & DONA									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2020] N18 W13 FOP=[YR=2020] N15 W27 S19 E2 N2 E24 N2 E1 \$ W1 S2 W24 S2 W14S14E14 N1 E24 S1 E14\$BAS=[YR=1993] W14 N1 W24 S1 W14 S28 E14 S1 E7 FOP=[YR=2020] E1 PTO=[YR=1993] S3E8 N3 W8\$ E9 N5 W10 S5\$ N5 E10 S5E7 N1 E14 N28\$ PTR=E15 FCP=[YR=2020] E14 FGR=[YR=2020] N19 E25 S15 E14 S18 BAS=[YR=2020] S15 W14 S2 W23 S1 W15 N18 E13 N1 E25 S1E14\$ W14 N1 W25 N13 \$ S14 W14N14 \$W15\$.									