PT SEC 12-3N-29E
IN OR 2355/1240

PARHAM BAMBI &/HILL CONNIE
358 RIVERBEND DRIVE
LAGRANGE, GA 30240

2023

12-3N-29-0000-0002-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

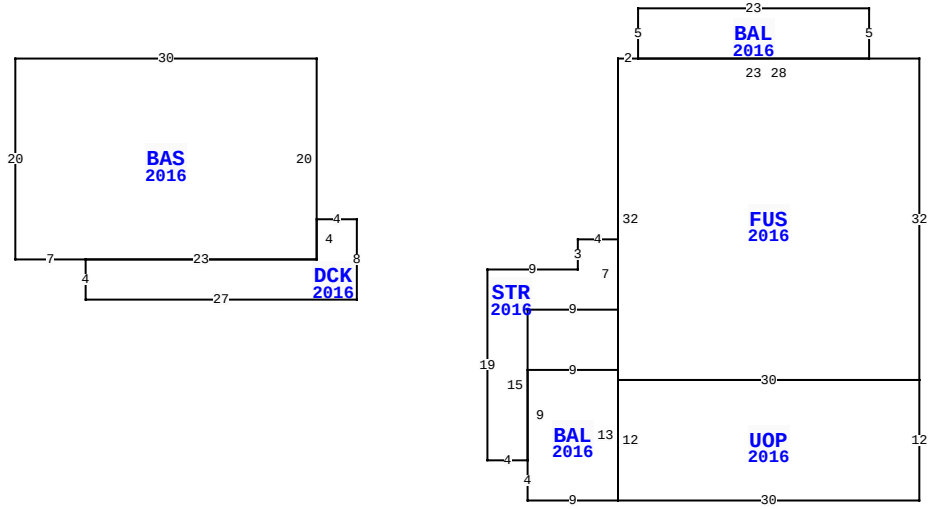
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1023.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	115	15	17	2,846
BAL	117	15	18	3,014
BAS	600	100	600	100,450
DCK	124	10	12	2,009
FUS	960	100	960	160,721
STR	124	10	12	2,009
UOP	360	20	72	12,054
TOTALS	2,400		1,691	283,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,691	120.5000	171.71	290,362	2016	2016	0	0	0	2.50	97.50

1 SFR CUST – 0% - 0 Heated Area: 1560 HX Base Yr



2501 W 4TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	283,103
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	583,103
SOH/AGL Deduction	0
ASSESSED VALUE	583,103
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	583,103
TOTAL JUST VALUE	583,103
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	557,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142504	CO ISSUED	0	03/02/2016
20142504	NEW CONSTR	275,000	11/25/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2355/1240	4/15/2020	WD	U	I	11	100
GRANTOR: BBH MANAGEMENT LLC						
GRANTEE: PARHAM BAMBI & CONN						
1953/0977	11/05/2014	QC	U	V	11	100
GRANTOR: PARHAM BAMBI BARKER &						
GRANTEE: BBH MANAGEMENT LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W30 S20 E7 DCK=[YR=2016] S4 E27 N8 W4 S4 W23$ E23 N20$ PTR=E30 FUS=[YR=2016] E2 BAL=[YR=2016] N5 E23 S5 W23$ E28 S32 UOP=[YR=2016] S12 W30 BAL=[YR=2016] W9 N4 STR=[YR=2016] W4 N19 E9 N3 E4 S7 W9 S15$ N9 E9 S13$ N12 E30$ W30 N32$ W30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0001	R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS