PT GOVT LOT 2 OF SEC 14-2N-28E
IN OR 1134/625

JELKS LORENZO
P O BOX 3191
ATLANTA, GA 30302-3191

2023

14-2N-28-0000-0007-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		2 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

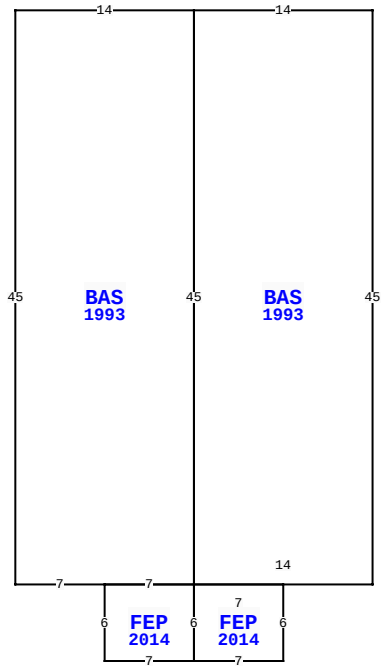
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	630	100	630	60,490
BAS	630	100	630	60,490
FEP	42	80	34	3,264
FEP	42	80	34	3,264
TOTALS	1,344		1,328	127,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,328	101.9200	121.54	161,405	1963	1980	0	0	0	21.00	79.00

1 DUPLEX – 0% - 0 Heated Area: 1260 HX Base Yr



1524 STEWART AVE, 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	127,510
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	202,510
SOH/AGL Deduction	96,034
ASSESSED VALUE	106,476
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,476
TOTAL JUST VALUE	202,510
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035312	REPAIR/RRF	1,500	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1134/0625	5/02/2003	WD	U	I	01	32,500
GRANTOR: GILLIAM WILMATINE &						
GRANTEE: JELKS LORENZO						
0870/0101	3/01/1999	QC	U	I	01	100
GRANTOR: GILLIAM WILMATINE P/R						
GRANTEE: GILLIAM WILMATINE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 BAS=[YR=1993] W14 S45 E7 FEP=[YR=2014] S6 E7 FEP=[YR=2014] E7 N6 W7 S6 $ N6 W7 $ E7 N45 $ S45 E14 N45 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000800	C	MULTI-FAM	0	0007	RS-2	50.00	95.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/01/2017 BY DJX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS