

PT JOHN BACHELOT GRANT
SEC 24-3N-28E IN OR 1531/85 &
OR 2046/643

HOPE TIMOTHY A & JOY A
6314 SIOUX DRIVE
GRANBURY, TX 76049

2023

24-3N-28-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

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Quality 05 Quality Level 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	44	15	7	785
BAS	714	100	714	80,110
FOP	133	30	40	4,488
FUS	644	100	644	72,257
STR	42	10	4	449

TOTALS 1,577 1,409 158,090

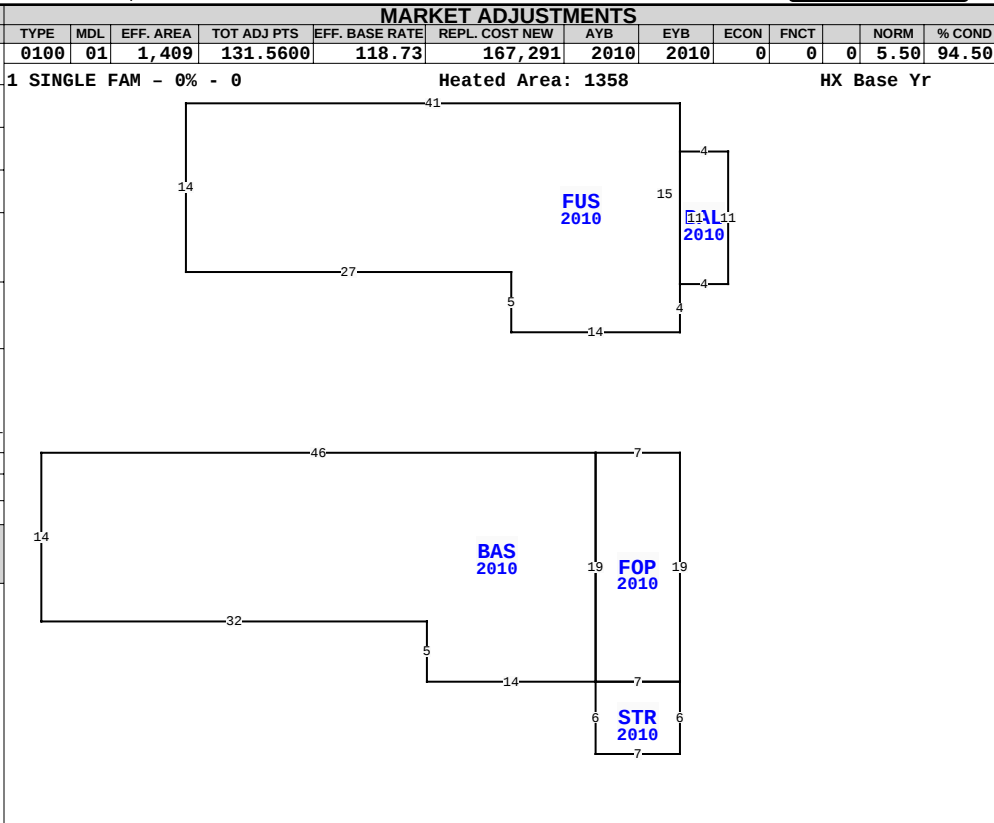
EXTRA FEATURES

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
1	0811	CONCRETE B	0	0	0	1,059.00	SF	5.20	5.20	100	2018	2018	3	98	5,397	
2	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	1,980	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	SFR MARSH	0	0007	RS-2	0.00	0.00	0.61	AC		1.00	1.00	1.00	70,000.00	70,000.00	42,700							

REVIEW DATE 12/19/2018 BY DJ



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

480 PINE TRL, FERNANDINA BEACH															
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TOTAL OB/XF 7,377

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	SFR MARSH	0	0007	RS-2	0.00	0.00	0.61	AC		1.00	1.00	1.00	70,000.00	70,000.00	42,700							

Total Acres: 0.61 Total Land Value: 42,700 Market: 0 Agricultural: 0 Common: 42,700

NASSAU COUNTY PROPERTY PAGE 1 of 3 8

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		326,496
TOTAL MARKET OB/XF VALUE		7,377
TOTAL LAND VALUE - MARKET		42,700
TOTAL MARKET VALUE		376,573
SOH/AGL Deduction		0
ASSESSED VALUE		376,573
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		376,573
TOTAL JUST VALUE		376,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2007268	H/AC	4,718	08/01/2020
B1801130	NEW CONSTR	221,452	02/01/2018
B1801131	GARAGE	105,540	02/01/2018
C22916	CO ISSUED	0	06/17/2010
P14154	OTHER	0	02/01/2010
M15039	MECH OTHER	0	01/10/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	/	V I	RSN CD	SALE PRICE
2046/0643	5/10/2016	WD	U		V	37	50,000

GRANTOR: GRANGER DAVID A & PEG
GRANTEE: HOPE TIMOTHY A & JO
1696/0426 8/20/2010 FJ U V 18 100
GRANTOR: NASSAU COUNTY CLERK O
GRANTEE: MCKEE MARGARET A ET

BUILDING NOTES

BUILDING DIMENSIONS	
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FOP=[YR=2010] W7 BAS=[YR=2010] W46 S14E32 S5E14 STR=[YR=2010] S6E7N6W7\$ N19\$ S19E7 N19\$ PTR=N10 FUS=[YR=2010] N4
BAL=[YR=2010] E4N11W4S11\$ N15 W41 S14E27S5E14\$ S10\$.

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