LOT 4
IN OR 419 PG 642
R 107412 & R 107413

BARNARD GLENDA K
3401 NEW STATENVILLE HWY
VALDOSTA, GA 31606

2023

29-2N-28-4950-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

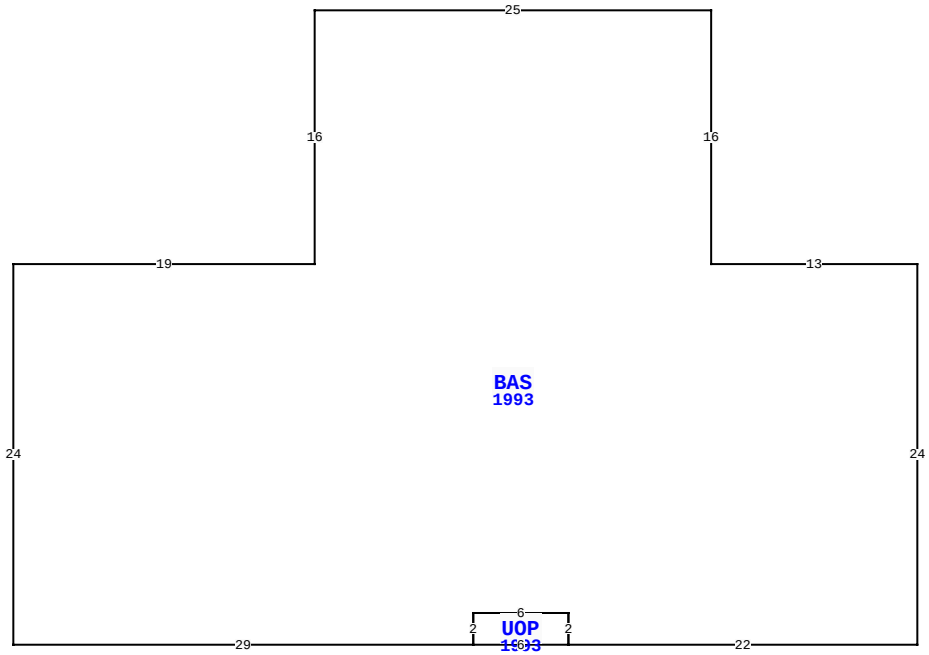
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,756	100	1,756	30,533
UOP	12	25	3	52
TOTALS	1,768		1,759	30,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,759	107.0000	69.55	122,338	1974	1974	0	0	5	70.00	25.00

1 M/H 93- – 0% - 0 Heated Area: 1756 HX Base Yr



942049 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	30,584
TOTAL MARKET OB/XF VALUE	2,474
TOTAL LAND VALUE - MARKET	80,325
TOTAL MARKET VALUE	113,383
SOH/AGL Deduction	49,887
ASSESSED VALUE	63,496
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,496
TOTAL JUST VALUE	113,383
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706354	REPAIR/RRF	7,429	10/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0419/0642	5/01/1984	WD	U	V		6,300
GRANTOR:						
GRANTEE:						
0368/0345	9/01/1982	WD	Q	I		31,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N16 W25 S16 W19 S24 E29 UOP=[YR=1993] E6 N2 W6 S2$ N2 E6 S2 E22 N24$.

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
1	0810	CONCRETE A	0	0	30	3	90.00	SF	6.50	6.50	100	1975	1975	3	27	158	
2	0940	SHEDS/PORT	0	0	24	24	576.00	SF	20.10	20.10	100	1984	1984	3	20	2,316	

LAND DESCRIPTION

TOTAL OB/XF 2,474

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	000102	C	SFR/MH	0	0004	OR	0.00	0.00	1.26	AC		1.00	1.00	0.85	75,000.00	63,750.00	80,325							

REVIEW DATE 01/04/2022 BY KWX Total Acres: 1.26 Total Land Value: 80,325 Market: 0 Agricultural: 0 Common: 80,325 PRINTED 08/02/2023 BY SYS