IN OR 2580/389
EX 3-33

ANDERSON AMIE P & JAY W/ANDERSON KADI
115 MELROSE CREEK DRIVE
STOCKBRIDGE, GA 30281

2023

31-2N-28-0000-0003-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

95348 CATALINA DR, 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	0
TOTAL MARKET OB/XF VALUE	6,840
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	81,840
SOH/AGL Deduction	0
ASSESSED VALUE	81,840
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,840
TOTAL JUST VALUE	81,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015065	NEW CONSTR	79,179	10/07/2022
MH03271	MH MOVE-ON	0	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/0389	7/06/2022	WD	Q	V	01	110,000
GRANTOR: NASSAU RURAL PROPERTI						
GRANTEE: ANDERSON AMIE P & J						
2547/0901	3/11/2022	QC	U	I	11	100
GRANTOR: ROMEDY WALTER E & THE						
GRANTEE: NASSAU RURAL PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	94	1999	1999	3	94	5,640	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	20	1999	1999	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 6,840

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/29/2022 BY DJ Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS