

LOT 108
VILLAGE WALK PHASE 2
PBK 2243/434

GHIZONI FAMILY REV LIV TRUST/GHIZONI ESTEVAO TRUST
4046 BETHANY MANOR DR
SNELLVILLE, GA 30019

2023

40-2N-27-1102-0108-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4090.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,438	100	2,438	255,283
FGR	456	55	251	26,282
FOP	30	30	9	942
FOP	153	30	46	4,817
TOTALS	3,077		2,744	287,324

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	672.00	SF	5.20		

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,744	116.0208	104.71	287,324	2021	2021	0	0	0.00	100.00
1 SINGLE FAM - 0% - 0 Heated Area: 2438 HX Base Yr											

83316 CHAPEL CT, FERNANDINA BEACH											
BLD DATE 03/13/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	287,324		
TOTAL MARKET OB/XF VALUE	3,494		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	350,818		
SOH/AGL Deduction	0		
ASSESSED VALUE	350,818		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	350,818		
TOTAL JUST VALUE	350,818		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	320,917		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008220	NEW CONSTR	325,591	09/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2461/0077	5/07/2021	SW	Q	I	01	315,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GHIZONI FAMILY REVO						
2373/0201	7/02/2020	WD	Q	V	05	475,800
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2021] N9 W17 BAS=[YR=2021] W23 S56 FGR=[YR=2021] S22 E21 N5 FOP=[YR=2021] E6 N5 W6 S5\$ N17 W8 S1 W6 N1 W7\$ E7 S1 E6 N1 E8 S12 E6 S9 E13 N68 W17 N9\$ S9 E17\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			0.00	0.00	1.00	LT	

TOTAL OB/XF											
3,494											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			0.00	0.00	1.00	LT	