

LOT 3
IN OR 1344/357
ARNOLD RIDGE PB 6/251

ESPIN VICTORIA & GONZALO
1042 WALNUT CREEK DR
WOODSTOCK, GA 30188

2023

43-3N-28-082A-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,380	100	2,380	231,670
FGR	462	55	254	24,724
FOP	160	30	48	4,672
FOP	184	30	55	5,354
TOTALS	3,186		2,737	266,420

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0811	CONCRETE B	0	0	0	0	795.00	SF	5.20

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,737	91.5840	108.76	297,676	2005	2008	0	0	10.50	89.50	
1 SNGL FAM - 0% - 0 Heated Area: 2380 HX Base Yr												
97076 ARNOLD RIDGE DR, YULEE												

TOTAL OB/XF 5,397												
BLD DATE	XF DATE	INC DATE	03/03/2023	NW	LGL DATE	LAND DATE	AG DATE	06/15/2023	MLU			
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005
2	0811	CONCRETE B	0	0	0	0	795.00	SF	5.20	5.20	100	2005

TOTAL OB/XF 5,397												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY												
PAGE 1 of 1 4												
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										266,420		
TOTAL MARKET OB/XF VALUE										5,397		
TOTAL LAND VALUE - MARKET										75,000		
TOTAL MARKET VALUE										346,817		
SOH/AGL Deduction										55,473		
ASSESSED VALUE										291,344		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										291,344		
TOTAL JUST VALUE										346,817		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										331,023		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2009180	REPAIR/RRF	18,650	10/01/2020
M1801297	H/AC	0	02/01/2018
M0509750	H/AC	0	05/01/2005
P09283	OTHER	0	04/01/2005
E14813	ELEC OTHER	2,000	04/01/2005
R07394	REPAIR/RRF	2,800	03/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1344/0357	8/23/2005	WD	Q	I		240,900			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: ESPIN VICTORIA & GO									
1238/1667	6/17/2004	WD	U	V	19	57,800			
GRANTOR: ARNOLD RIDGE INVESTME									
GRANTEE: SEDA CONSTRUCTION C									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2005] W16 FOP=[YR=2005] N4 W23 S8 E23 N4 \$ S4 W23 N4 W16 S40 FGR=[YR=2005] S21 E22 N5 FOP=[YR=2005] E21 N8 W2 N3 W6 S5 W13 S6 \$ N16 W22 \$ E22 S10 E13 N5 E6 S3 E14 N48 \$.									