

SPIVEY STEVEN MICHAEL & ANNE K
1738 PINE RIDGE DRIVE NE
ATLANTA, GA 30324

44-2N-28-5180-0005-0070

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

03

BELOW AVG. 100
GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

02

WALL BD/WD 100

Interior Floo

09

PINE WOOD 100

Air Condition

01

NONE 100

Heating Type

01

NONE 100

Bedrooms

0 100

Bathrooms

0 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0700

MISC RESIDENTIAL

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4009.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

210

100

210

1,981

USP

150

30

45

425

TOTALS

360

255

2,404

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

05/24/2018

BY

KW

Total Acres:

0.00

Total Land Value:

42,750

Market:

0

Agricultural:

0

Common:

42,750

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTS

REPL. COST NEWAYB

EYECONFNCT

NORM% COND

650001

255

53.9000

18.86

4,809

1973

1973

0

0

0

50.00

50.00

1 GARAGE RES - 0% - 2023

Heated Area: 210

HX Base Yr

18

9

2

6

9

22

16

6

12

BAS

1993

USP

1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

95038 LADYFISH LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

2,404

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

42,750

TOTAL MARKET VALUE

45,154

SOH/AGL Deduction

0

ASSESSED VALUE

45,154

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

45,154

TOTAL JUST VALUE

45,154

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

45,155

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU

V I

RSN CD

SALE PRICE

2601/0426

11/04/2022

QC

U

I

11

100

GRANTOR: BOYETT DONNA P REV TR

GRANTEE: SPIVEY STEVEN MICHA

2601/0350

11/04/2022

WD

Q

I

01

65,000

GRANTOR: GETZ JEFFREY H & SHER

GRANTEE: SPIVEY STEVEN MICHA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S12 USP=[YR=1993] S6 E22 N9 W6 S3 W16 \$
E16 N3 E2 N9 \$.