

WALDROP MICHAEL S & SARAH O
1140 DERBY LN
BOGART, GA 30622

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		31	HARDIE BRD 100		0500	01	3,532	112.8600	160.83	568,052	2021	2021	0	0	0	0.00	100.00	VALUATION BY		STANDARD													
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 0% - 0													Heated Area: 2941		HX Base Yr		Tax Group: 4		Tax Dist:									
Roof Cover		03	COMP SHNGL 100																			BUILDING MARKET VALUE		568,052									
Interior Wall		05	DRYWALL 100																			TOTAL MARKET OB/XF VALUE		39,731									
Interior Floo		13	LVT/LAMNT 100																			TOTAL LAND VALUE - MARKET		135,000									
Air Condition		03	CENTRAL 100																			TOTAL MARKET VALUE		742,783									
Heating Type		04	AIR DUCTED 100																			SOH/AGL Deduction		78,794									
Bedrooms		03	5 100																			ASSESSED VALUE		663,989									
Bathrooms			4 100																			TOTAL EXEMPTION VALUE		0									
Frame		02	WOOD FRAME 100																			BASE TAXABLE VALUE		663,989									
Stories		2.	2. 100																			TOTAL JUST VALUE		742,783									
Units			0 100																			NCON VALUE		0									
Occupancy		00	NONE 100																			INCOME VALUE											
																						PREVIOUS YEAR MKT VALUE		603,626									
Quality		05	Quality Level 05																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA																					04									
NEIGHBORHOOD/LOC		4079.00																															
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS		2,015	100	2,015	324,072																												
DCK		15	10	2	322																												
FGR		165	55	91	14,636																												
FGR		510	55	280	45,032																												
FOP		84	30	25	4,021																												
FOP		180	30	54	8,685																												
FSP		264	40	106	17,048																												
FST		42	55	23	3,699																												
FUS		926	100	926	148,929																												
STR		15	10	2	322																												
TOTALS		4,294		3,532	568,052																												
EXTRA FEATURES		96695 SOAP CREEK DR, FERNANDINA BEACH													BLD DATE				LGL DATE		06/07/2023		MLU										
															XF DATE				LAND DATE														
															INC DATE				AG DATE														
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																
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	3,500																	
2	0855	CONC PAVER	0	0	0	0	1,025.00	SF	10.00	10.00	100	2021	2021	3	100	10,250																	
3	0855	CONC PAVER	0	0	28	24	672.00	SF	10.00	10.00	100	2021	2021	3	100	6,720																	
4	0462	ST/AL FNC	0	0	216	0	864.00	SF	10.00	10.00	100	2021	2021	3	98	8,467																	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	99	594																	
6	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2021	2021	3	100	10,200																	
LAND DESCRIPTION		TOTAL OB/XF													39,731																		
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									
1	000133	C	SFR LAKE	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000																
REVIEW DATE		01/31/2022		BY	KW		Total Acres: 0.00		Total Land Value: 135,000		Market: 0		Agricultural: 0		Common: 135,000		PRINTED 08/02/2023 BY SYS																