BLOCK 17 LOT 15
IN OR 2233/1637
AMERICAN BEACH SUB # 2 PB 3/6

BROADWAY TIMOTHY F & SARAH J
123 HICKORY STREET
ROSWELL, GA 30075

2024

00-00-30-010B-0017-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

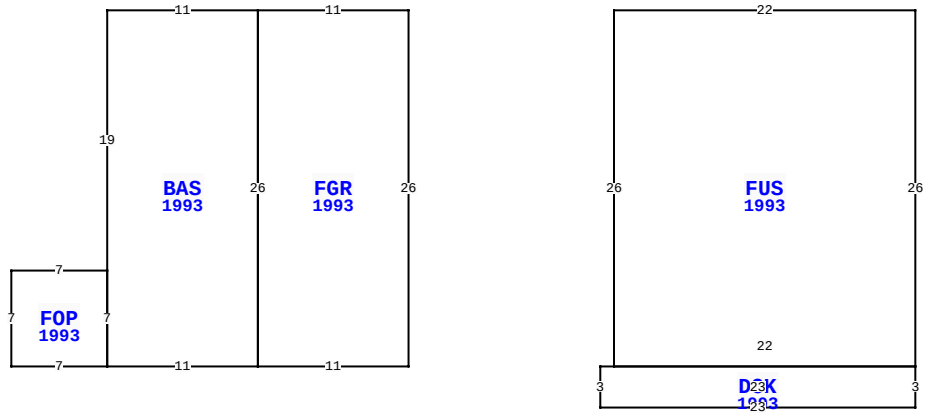
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	286	100	286	26,517
DCK	69	10	7	649
FGR	286	55	157	14,556
FOP	49	30	15	1,391
FUS	572	100	572	53,033
TOTALS	1,262		1,037	96,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,037	108.2970	102.88	106,687	1983	2003	0	0	0	9.88	90.12

1 SINGLE FAM – 0% - 0 Heated Area: 858 HX Base Yr



5472 MARY AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	96,146
TOTAL MARKET OB/XF VALUE	3,717
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	324,863
SOH/AGL Deduction	132,920
ASSESSED VALUE	191,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,943
TOTAL JUST VALUE	324,863
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2233/1637	10/25/2018	WD	Q	I	02	160,000
GRANTOR: BELL MARK E						
GRANTEE: BROADWAY TIMOTHY F						
1312/0452	4/25/2005	QC	U	I	01	100
GRANTOR: BELL FRANKLIN D R & J						
GRANTEE: BELL MARK E						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W11 BAS=[YR=1993] W11 S19 FOP=[YR=1993] W7 S7 E7 N7$ S7 E11 N26$ S26 E11 N26$ PTR=E15 FUS=[YR=1993] E22 S26 DCK=[YR=1993] S3 W23 N3 E23$ W22 N26$ W15$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890	
2	0812	CONCRETE C	0	0	0	0	1,038.00	SF	4.00	4.00	100	1984	1984	3	44	1,827	

LAND DESCRIPTION

TOTAL OB/XF 3,717

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	000100	C	SFR	0		RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	225,000							

REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS