LOT 24 IN OR 2049/133
1975 CORS SW/MH
EVERETT ACRES PB 5/11

DONAHUE TONY LYNN &/QUICK AMELIA D
1311 BAILEY SAW MILL RD
RUBY, SC 29741

2024

00-00-30-0220-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

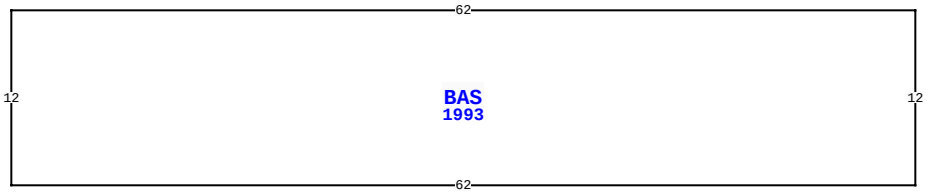
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	744	18,040
TOTALS	744		744	18,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	744	86.6000	60.62	45,101	1975	1997	0	0	0	60.00	40.00

1 M/H 93- – 0% - 0 Heated Area: 744 HX Base Yr



1414 IAN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	18,040
TOTAL MARKET OB/XF VALUE	146
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	118,186
SOH/AGL Deduction	65,877
ASSESSED VALUE	52,309
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,309
TOTAL JUST VALUE	118,186
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2049/0133	5/24/2016	WD	Q	I	01	38,000
GRANTOR: MIXON RAY B JR & JANI						
GRANTEE: DONAHUE TONY LYNN &						
1219/1671	4/02/2004	TD	Q	I		39,000
GRANTOR: MCGEE DIANE TILLMAN T						
GRANTEE: MIXON RAY B JR & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W62 S12 E62 N12 $.

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	1242	WD DECK A	0	0	0	0	73.00	SF	10.00	10.00	100	1994	1994	3	20	146	

LAND DESCRIPTION

TOTAL OB/XF 146

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	000102	C	SFR/MH	0		RSF-	2100.00	51.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 07/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS