LOT 20
IN OR 2118/549
FIVE POINTS # 2 PB 3/35

MORRIS GARY & STACEY
1310 SKIPSTONE DR
WATKINSVILLE, GA 30677

2024

00-00-30-024B-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

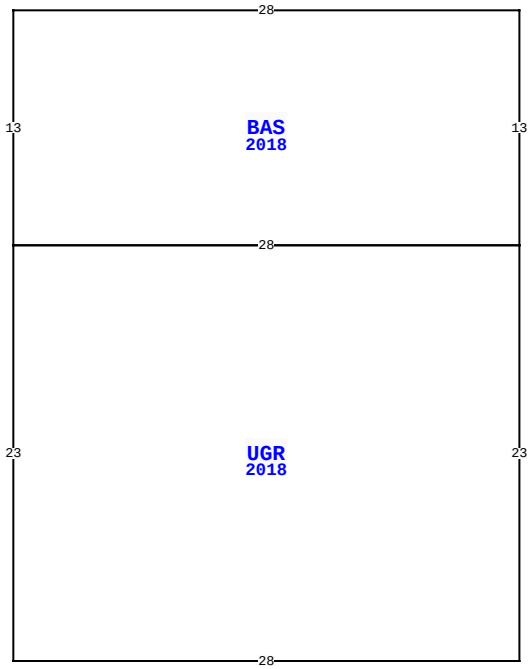
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	364	100	364	26,576
UGR	644	45	290	21,173
TOTALS	1,008		654	47,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	654	148.9950	74.50	48,723	2018	2018	0	0	0	2.00	98.00

2 ACCESORY U – 0% - 0 Heated Area: 364 HX Base Yr



BLD DATE	08/04/2009 DJ	LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

1448 E OAK ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	47,749
TOTAL MARKET OB/XF VALUE	4,971
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	212,720
SOH/AGL Deduction	30,574
ASSESSED VALUE	182,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	182,146
TOTAL JUST VALUE	212,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002300	SFR T-2420 H-1542	287,268	02/27/2024
B230010728	2420T 1542H 878P	28,768	08/21/2023
B180337	NEW CONSTR	58,368	01/11/2018
7571	CHNGE SRVC	0	07/23/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2118/0549	5/05/2017	WD	Q	V	01	90,000
GRANTOR: SPICER WILLIAM T & SU						
GRANTEE: MORRIS GARY & STACE						
1623/1689	6/02/2009	WD	Q	I	01	65,000
GRANTOR: CUMBASS OWEN & SARA						
GRANTEE: SPICER WILLIAM T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W28 S13 UGR=[YR=2018] S23 E28 N23 W28$ E28 N13$.

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	0812	CONCRETE C	0	0	0	0	1,252.00	SF	4.00	4.00	100	2018	2018	3	97	4,858	
2	0810	CONCRETE A	0	0	0	0	18.00	SF	6.50	6.50	100	2018	2018	3	97	113	

LAND DESCRIPTION

TOTAL OB/XF 4,971

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	0006	RM	100.00	172.00	100.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	160,000							

REVIEW DATE 02/16/2024 BY NW Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS