LOT 44
IN OR 2040/831
FIVE POINTS # 2 PB 3/35

GUTHRIE GLENN THOMAS
109 HARVARD CT
KINGSLAND, GA 31548

2024

00-00-30-024B-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

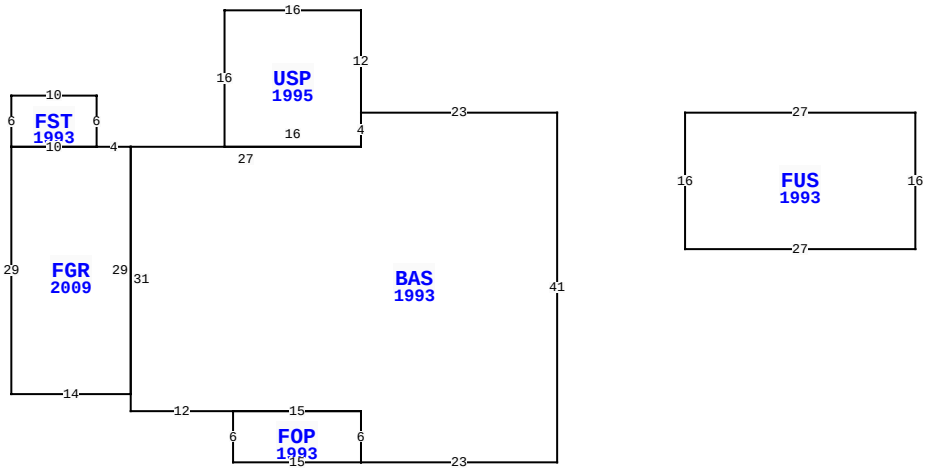
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,780	100	1,780	142,612
FGR	406	55	223	17,867
FOP	90	30	27	2,163
FST	60	55	33	2,644
FUS	432	100	432	34,612
USP	256	30	77	6,169
TOTALS	3,024		2,572	206,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,572	114.8160	109.08	280,554	1960	1985	0	0	0	26.55	73.45

1 SINGLE FAM – 0% - 0 Heated Area: 2212 HX Base Yr



1457 HOLLY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	210,560
TOTAL MARKET OB/XF VALUE	3,439
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	373,999
SOH/AGL Deduction	59,482
ASSESSED VALUE	314,517
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,517
TOTAL JUST VALUE	373,999
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501630	ADDITION	3,720	02/01/1995
6621	CHNGE SRVC	900	04/20/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2040/0831	4/14/2016	FJ	U	I	11	0
GRANTOR: GUTHRIE WILLIE T JR E						
GRANTEE: GUTHRIE GLENN THOMA						
0113/0485	1/01/1971	TA	U	I		18,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 USP=[YR=1995] N12 W16 S16 E16 N4 $ S4 W27
FGR=[YR=2009] W4 FST=[YR=1993] N6 W10 S6 E10 $ W10 S29 E14
N29 $ S31 E12 FOP=[YR=1993] S6 E15 N6 W15 $ E15 S6 E23 N41 $
PTR= E15 FUS=[YR=1993] E27 S16 W27 N16 $ 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	1960	1960	3	22	770	
2	0811	CONCRETE B	0	0	0	0	865.00	SF	5.20	5.20	100	1970	1970	3	21	945	
3	0858	SCULP CONC	0	0	40	3	120.00	SF	13.00	13.00	100	1960	1960	3	38.2	596	
4	0810	CONCRETE A	0	0	19	18	342.00	SF	6.50	6.50	100	1976	1976	3	27	600	
5	0810	CONCRETE A	0	0	8	12	96.00	SF	6.50	6.50	100	1960	1960	3	20	125	
6	0351	CARPORT MT	0	0	18	20	360.00	SF	5.60	5.60	100	2000	2000	3	20	403	

LAND DESCRIPTION

TOTAL OB/XF 3,439

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		RM	100.00	147.00	100.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	160,000							

REVIEW DATE 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

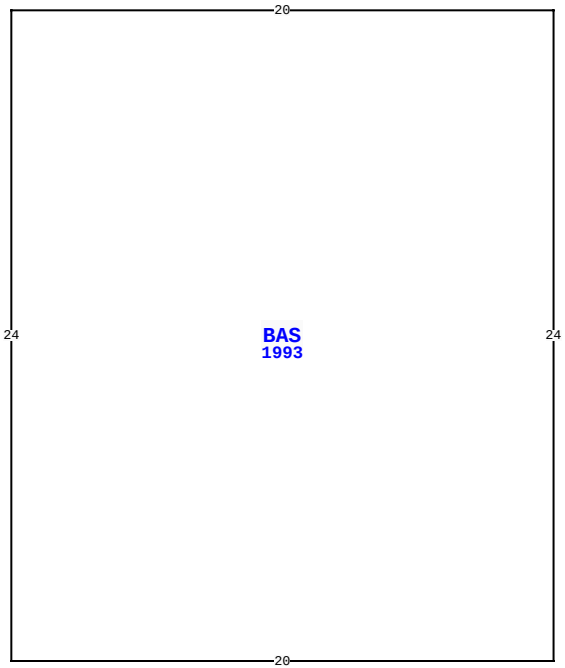
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	4,493
TOTALS	480		480	4,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	480	53.5000	18.72	8,986	1976	1976	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 0 Heated Area: 480 HX Base Yr



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S24 E20 N24$.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

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 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS