LOT 26
OAK RIDGE #3 PB 5/220

LUTH JOANNA & JOHN
9080 MARTIN ROAD
ROSWELL, GA 30076

**2024**

**00-00-30-043C-0026-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

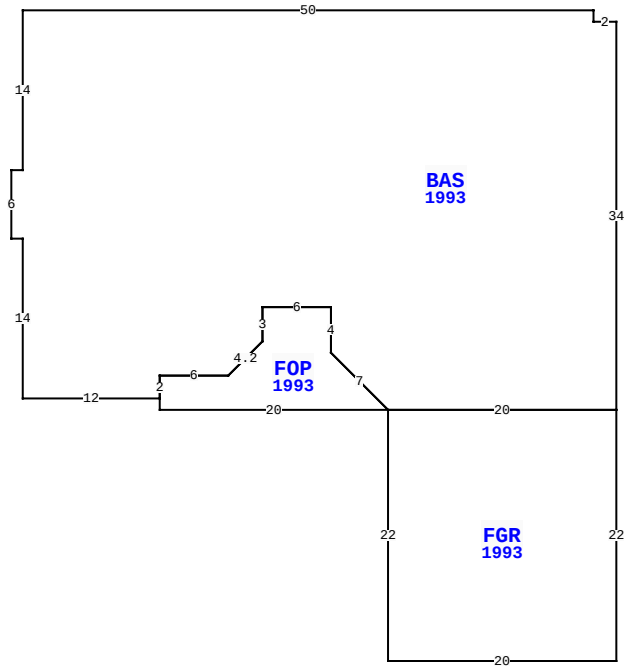
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 2008.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,714 | 100 | 1,714 | 263,569 |
| FGR | 440 | 55 | 242 | 37,213 |
| FOP | 98 | 30 | 29 | 4,460 |
| TOTALS | 2,252 | | 1,985 | 305,242 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,985 | 128.8161 | 161.02 | 319,625 | 1993 | 2013 | 0 | 0 | 0 | 4.50 | 95.50 |

1 SNGL FAM – 0% - 2023 Heated Area: 1714 HX Base Yr




1313 RIDGE CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/19/2024 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 305,242 |
| TOTAL MARKET OB/XF VALUE | 5,731 |
| TOTAL LAND VALUE - MARKET | 150,000 |
| TOTAL MARKET VALUE | 460,973 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 460,973 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 460,973 |
| TOTAL JUST VALUE | 460,973 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 432,378 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8642 | NEW CONSTR | 71,561 | 01/26/1993 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2570/0844 | 6/14/2022 | WD | Q | I | 01 | 575,000 |
| GRANTOR: HAVILAND DONN W & LIS | | | | | | |
| GRANTEE: LUTH JOANNA & JOHN | | | | | | |
| 0678/0239 | 4/02/1993 | WD | Q | I | | 105,300 |
| GRANTOR: SEAWARD HOMES INC | | | | | | |
| GRANTEE: HAVILAND DONN & LIS | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W2 N1 W50 S14 W1 S6 E1 S14E12 FOP=[YR=1993] S1 E20 FGR=[YR=1993] S22 E20 N22W20$ L5 U5 N4 W6 S3 L3 D3 W6 S2$ N2 E6 U3 R3 N3 E6 S4 D5 R5 E20 N34$.

### 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 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 620.00 | SF | 5.20 | 5.20 | 100 | 1993 | 1993 | 3 | 66 | 2,128 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 113.00 | SF | 6.50 | 6.50 | 100 | 1993 | 1993 | 3 | 66 | 485 | |
| 3 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1993 | 1993 | 3 | 74 | 2,590 | |
| 4 | 1242 | WD DECK A | 0 | 0 | 10 | 12 | 120.00 | SF | 10.00 | 10.00 | 100 | 1993 | 1993 | 3 | 20 | 240 | |
| 5 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 6 | 48.00 | SF | 30.00 | 30.00 | 100 | 1994 | 1994 | 3 | 20 | 288 | |

### LAND DESCRIPTION

TOTAL OB/XF 5,731

| 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 | | RG-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 150,000.00 | 150,000.00 | 150,000 | | | | | | | |

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS