LOT 406
IN OR 2232/1831
THE SANDPIPER UNIT 1

HUMBARD MICHELLE L & REX E
140 TERRANE RIDGE
PEACHTREE CITY, GA 30269

2024

00-00-30-0605-0406-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

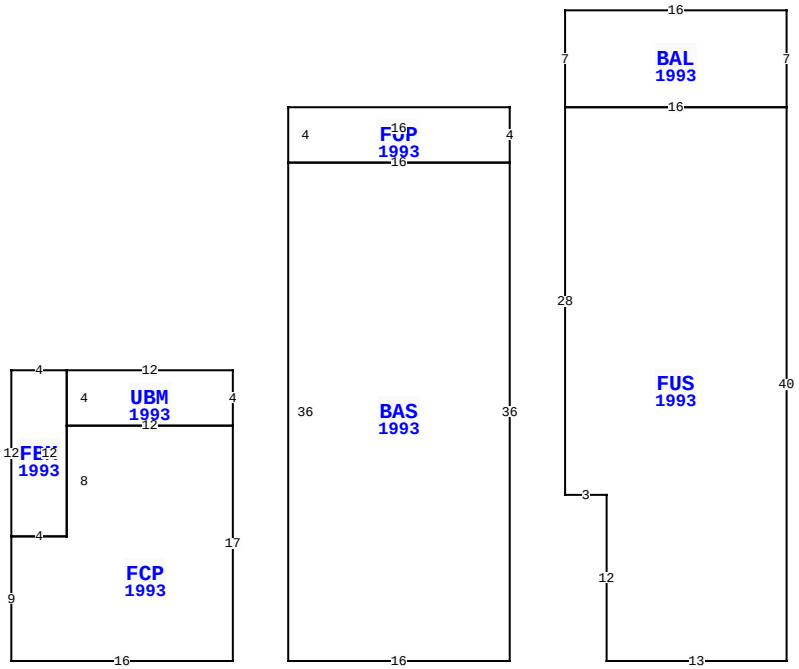
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	112	15	17	1,723
BAS	576	100	576	58,403
FBM	48	80	38	3,853
FCP	240	25	60	6,084
FOP	64	30	19	1,926
FUS	604	100	604	61,242
UBM	48	20	10	1,014
TOTALS	1,692		1,324	134,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,324	127.8200	121.43	160,773	1979	1990	0	0	0	16.50	83.50

1 TOWNHOUSE - 0% - 0 Heated Area: 1218 HX Base Yr



95120 SANDPIPER LOOP, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	134,245
TOTAL MARKET OB/XF VALUE	1,092
TOTAL LAND VALUE - MARKET	675,000
TOTAL MARKET VALUE	810,337
SOH/AGL Deduction	297,103
ASSESSED VALUE	513,234
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	513,234
TOTAL JUST VALUE	810,337
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	636,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1225795	REP WOOD WINDO	7,000	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2232/1831	10/25/2018	WD	Q	I	02	430,000
GRANTOR: GAMBINO THOMAS D & AM						
GRANTEE: HUMBARD MICHELLE L						
1186/0999	11/05/2003	WD	U	I	12	429,000
GRANTOR: WHALEY BETTY S						
GRANTEE: GAMBINO THOMAS D &						

BUILDING NOTES

BUILDING DIMENSIONS

UBM=[YR=1993] W12 FBM=[YR=1993] W4 S12 E4 N12$ S4
FCP=[YR=1993] S8 W4 S9 E16 N17 W12$ E12 N4$PTR=E4 N19
FOP=[YR=1993] S4 BAS=[YR=1993] S36 E16 N36 W16$ E16 N4 W16$
E20 N7 BAL=[YR=1993] S7 FUS=[YR=1993] S28 E3 S12 E13 N40 W16$
E16 N7 W16$ S7 W20 S19 W4$.

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	0810	CONCRETE A	0	0	0	0	360.00	SF	6.50	6.50	100	1980	1980	3	32.5	761	
2	1241	WD DECK G	0	0	16	9	144.00	UT	11.50	11.50	100	1979	1979	3	20	331	

LAND DESCRIPTION

TOTAL OB/XF 1,092

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	000120	C	SFR OCN FT	0		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	675,000.00	675,000.00	675,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 675,000 Market: 0 Agricultural: 0 Common: 675,000 PRINTED 08/06/2024 BY SYS