LOT 9
IN OR 2342/408
SIMMONS REPLAT OF PT OR

4969 ISLAND LANE LLC
4610 EATONS CREEK RD
NASHVILLE, TN 37218

2024

00-00-30-0645-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

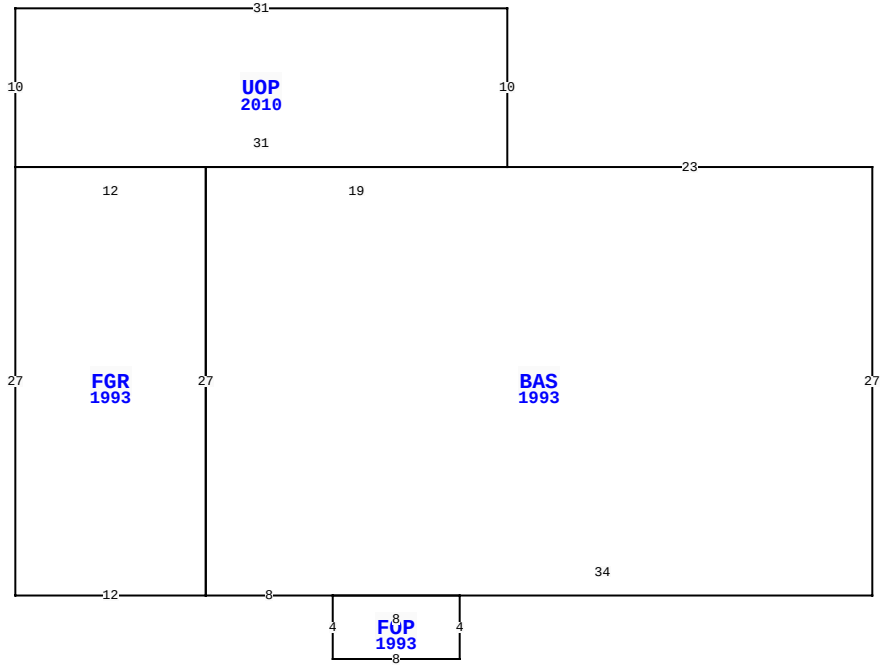
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 03
NEIGHBORHOOD/LOC	3028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100	1,134	95,717
FGR	324	55	178	15,024
FOP	32	30	10	844
UOP	310	20	62	5,233
TOTALS	1,800		1,384	116,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,384	125.3200	119.05	164,765	1981	1981	0	0	0	29.10	70.90

1 SINGLE FAM – 0% - 0 Heated Area: 1134 HX Base Yr



4969 ISLAND LN, 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	116,818
TOTAL MARKET OB/XF VALUE	1,138
TOTAL LAND VALUE - MARKET	312,500
TOTAL MARKET VALUE	430,456
SOH/AGL Deduction	155,009
ASSESSED VALUE	275,447
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	275,447
TOTAL JUST VALUE	430,456
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	425,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8366	REPAIR/RRF	1,000	09/03/1992
BP 4107	N/A	4,800	05/20/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2342/0408	12/23/2019	WD	U	I	11	100
GRANTOR: POTTER VIVIAN O						
GRANTEE: 4969 ISLAND LANE LL						
1001/0166	8/03/2001	WD	Q	I		118,200
GRANTOR: HOLIDAY DIANE M						
GRANTEE: POTTER VIVIAN O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 UOP=[YR=2010] N10 W31 S10 FGR=[YR=1993] S27 E12 N27 W12$ E31$ W19 S27 E8 FOP=[YR=1993] S4 E8 N4 W8 $ E34 N27 $.

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	625.00	SF	5.20	5.20	100	1981	1981	3	35	1,138	

LAND DESCRIPTION

TOTAL OB/XF 1,138

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	250,000.00	312,500.00	312,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 312,500 Market: 0 Agricultural: 0 Common: 312,500 PRINTED 08/06/2024 BY SYS