PT OF LOT 12 IN OR 2330/1441
SURHER TRACT SUB DB 39/289

CEPEDA ARTURO A A &/ESPINOSA MARIA C M
1222 COLONY DR
MARIETTA, GA 30068

2024

00-00-30-0820-0012-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
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

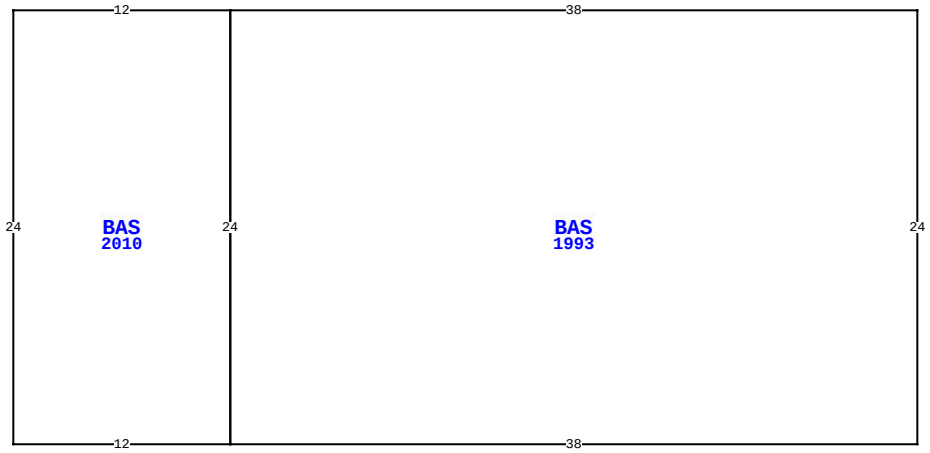
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	67,176
BAS	288	100	288	21,214
TOTALS	1,200		1,200	88,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,200	100.7000	95.66	114,792	1960	1960	0	0	0	23.00	77.00

1 SINGLE FAM – 0% - 0 Heated Area: 1200 HX Base Yr



1601 LEWIS ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	88,390
TOTAL MARKET OB/XF VALUE	720
TOTAL LAND VALUE - MARKET	600,000
TOTAL MARKET VALUE	689,110
SOH/AGL Deduction	403,225
ASSESSED VALUE	285,885
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	285,885
TOTAL JUST VALUE	689,110
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	684,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2330/1441	11/06/2019	WD	U	I	37	125,000
GRANTOR: G8 EQUITY LLC						
GRANTEE: CEPEDA ARTURO A A &						
2316/1310	10/28/2019	WD	U	I	12	80,000
GRANTOR: THOMAS-LEGREE GERALDI						
GRANTEE: G8 EQUITY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 BAS=[YR=2010] W12 S24 E12 N24$ S24 E38 N24$
.

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	0940	SHEDS/PORT	0	0	0	0	120.00	SF	30.00	30.00	100	1980	1980	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 720

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-	2100.00	200.00	100.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	600,000							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/06/2024 BY SYS