LOT 60 IN OR 903/233
TIDEWATER @ OCEAN REACH #1
PB 6/46

YOUNGLESON MARTIN L
P O BOX 421532
ATLANTA, GA 30342

2024

00-00-30-085T-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

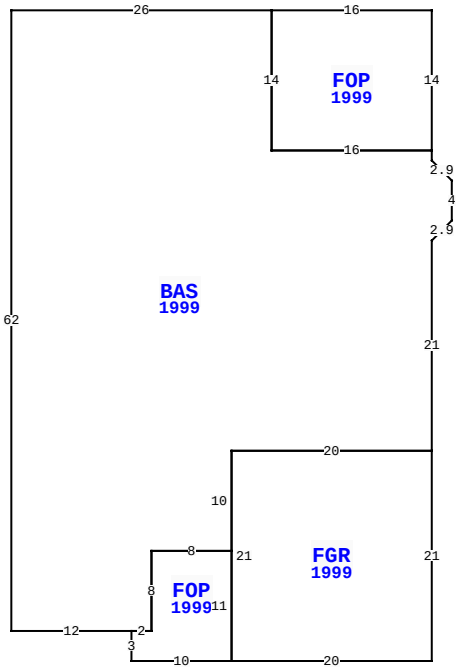
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,968	100	1,968	266,981
FGR	420	55	231	31,338
FOP	94	30	28	3,798
FOP	224	30	67	9,089
TOTALS	2,706		2,294	311,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,294	122.8430	153.55	352,244	1999	1999	0	0	0	11.65	88.35

1 SNGL FAM – 0% - 0 Heated Area: 1968 HX Base Yr



1946 SEA OATS AVE, 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	311,208
TOTAL MARKET OB/XF VALUE	6,143
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	567,351
SOH/AGL Deduction	134,726
ASSESSED VALUE	432,625
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	432,625
TOTAL JUST VALUE	567,351
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	483,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906183	NEW CONSTR	96,267	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0903/0233	10/12/1999	WD	Q	I		146,200
GRANTOR: BEAZER HOMES CORP						
GRANTEE: YOUNGLESON MARTIN L						
0874/0135	3/11/1999	WD	U	V	09	102,500
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: BEAZER HOMES CORP D						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1999] W16 BAS=[YR=1999] W26 S62 E12 FOP=[YR=1999] S3 E10 FGR=[YR=1999] E20 N21 W20 S21 $ N11 W8 S8 W2 $ E2 N8 E8 N10 E20 N21 U2 R2 N4 U2 L2 N1 W16 N14 $ S14 E16 N14 $.

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	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	0	0	0	620.00	SF	6.50	6.50	100	1999	1999	3	77	3,103	
3	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50	6.50	100	1999	1999	3	77	135	

LAND DESCRIPTION

TOTAL OB/XF 6,143

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	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 05/22/2020 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS