LOT 11
THE SANDPIPER #2 PB 6/233

BEARDEN MARK E &/HARRISON RONALD E II
700 CANAL RD
BRUNSWICK, GA 31520

2024

00-00-30-2060-0011-0000

BUILDING CHARACTERISTICS

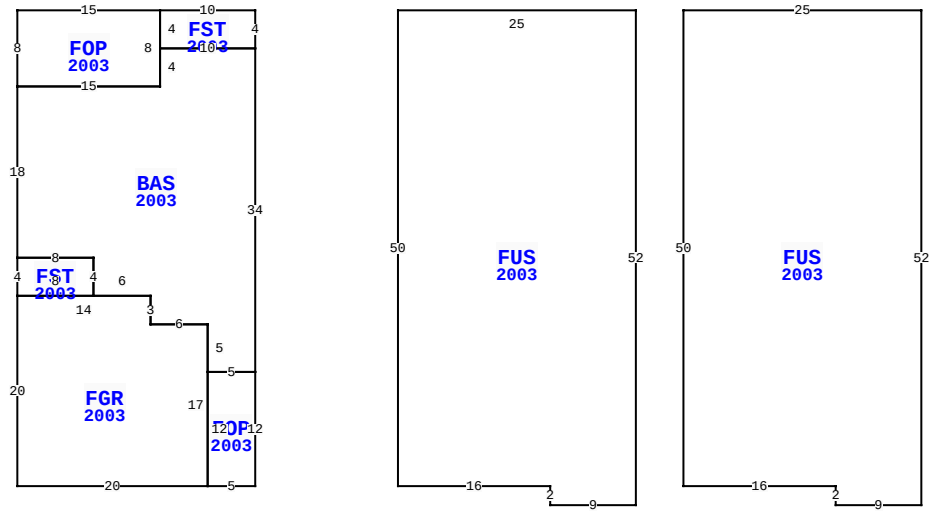
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	01	FLAT 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100	616	76,181
FGR	382	55	210	25,970
FOP	60	30	18	2,226
FOP	120	30	36	4,452
FST	32	55	18	2,226
FST	40	55	22	2,721
FUS	1,268	100	1,268	156,812
FUS	1,268	100	1,268	156,812
TOTALS	3,786		3,456	427,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	3,456	144.6387	137.41	474,889	2003	2003	0	0	0	10.00	90.00

1 TOWNHOUSE - 0% - 0 Heated Area: 3152 HX Base Yr



95121 SANDPIPER LOOP, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	427,400
TOTAL MARKET OB/XF VALUE	16,837
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	894,237
SOH/AGL Deduction	44,590
ASSESSED VALUE	849,647
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	849,647
TOTAL JUST VALUE	894,237
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	896,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209625	NEW CONSTR	227,305	05/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2308/1580	9/30/2019	WD	Q	I	01	775,000
GRANTOR: NORRIS KAYE L & WILLI						
GRANTEE: BEARDEN MARK E & RO						
1989/1402	6/19/2015	WD	U	I	30	600,000
GRANTOR: LANDRUM FAMILY BEACH						
GRANTEE: NORRIS KAYE LANDRUM						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2003] W10 FOP=[YR=2003] W15 S8 BAS=[YR=2003] S18 FST=[YR=2003] S4 FGR=[YR=2003] S20 E20 FOP=[YR=2003] E5 N12 W5 S12$ N17 W6 N3 W14$ E8 N4 W8$ E8 S4 E6 S3 E6 S5 E5 N34 W10 S4 W15$ E15 N8$ S4 E10 N4$ PTR=E15 FUS=[YR=2003] E25 S52 W9 N2 W16 N50$ W15$ PTR=E45 FUS=[YR=2003] E25 S52 W9 N2 W16 N50$ W45$.

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	816.00	SF	5.20	5.20	100	2003	2003	3	83	3,522	
2	0810	CONCRETE A	0	0	10	5	50.00	SF	6.50	6.50	100	2003	2003	3	83	270	
3	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2003	2003	3	100	10,000	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 16,837

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	UT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS