BLOCK B LOT N 511/2 FT OF 7
8 & 9 EX S 6 FT OF N 51.50
FT OF W 36.50 FT OF 7

ALEXANDER STEVEN & MARTHA
2990 HABERSHAM ROAD NORTHWEST
ATLANTA, GA 30305

2024

00-00-31-100A-000B-0071

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

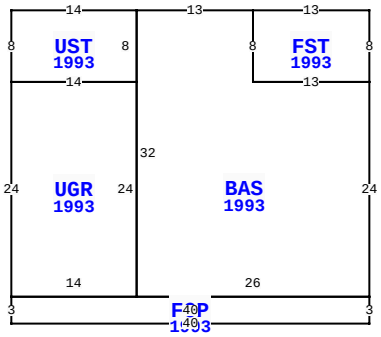
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

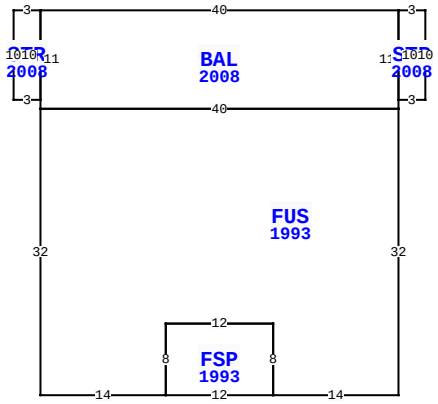
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	440	15	66	6,948
BAS	728	100	728	76,641
FOP	120	30	36	3,790
FSP	96	40	38	4,001
FST	104	55	57	6,000
FUS	1,184	100	1,184	124,646
STR	30	10	3	316
STR	30	10	3	316
UGR	336	45	151	15,896
UST	112	45	50	5,264
TOTALS	3,180		2,316	243,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,316	103.9780	129.97	301,011	1961	1985	0	0	0	19.00	81.00

1 SNGL FAM – 0% - 0 Heated Area: 1912 HX Base Yr





18 S 20TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	243,819
TOTAL MARKET OB/XF VALUE	5,411
TOTAL LAND VALUE - MARKET	164,220
TOTAL MARKET VALUE	413,450
SOH/AGL Deduction	65,987
ASSESSED VALUE	347,463
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	347,463
TOTAL JUST VALUE	413,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	379,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121126	INSTALL SECURITY	1,359	06/14/2012
20060255	REPLACE SEWER LIN	1,200	02/01/2006
20052938	H/AC	5,000	10/31/2005
20052774	REPAIR DECK,TRELL	1,000	10/03/2005
20052719	XFOB	1,000	09/23/2005
984245	REPAIR/RRF	3,000	09/08/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2726/1076	7/10/2024	WD	Q	I	01	590,000
GRANTOR: GOOD ENERGY PROPERTIE						
GRANTEE: ALEXANDER STEVEN &						
2140/0008	8/14/2017	WD	Q	I	01	280,000
GRANTOR: RICE PHYLLIS CLIFTON						
GRANTEE: GOOD ENERGY PROPERT						

BUILDING NOTES

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	1,382.00	SF	6.50	6.50	100	1988	1988	3	54.5	4,896	
2	1076	TRELLIS A	0	0	12	13	156.00	SF	7.50	7.50	100	2006	2006	3	44	515	

BUILDING DIMENSIONS

FST=[YR=1993] W13 BAS=[YR=1993] W13 UST=[YR=1993] W14 S8 UGR=[YR=1993] S24 FOP=[YR=1993] S3 E40 N3 W40 $ E14 N24 W14 $ E14 N8 $ S32 E26 N24 W13 N8 $ S8 E13 N8 $ PTR= E15 STR=[YR=2008] E3 BAL=[YR=2008] E40 STR=[YR=2008] E3 S10 W3 N10$ S11 FUS=[YR=1993] S32 W14 FSP=[YR=1993] W12 N8 E12 S8 $ N8 W12 S8 W14 N32 E40 $ W40N11$S10 W3 N10$ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 5,411

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		R-1	60.00	150.00	60.00	FF	1	1.15	1.00	0.98	2,800.00	2,737.00	164,220							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 164,220 Market: 0 Agricultural: 0 Common: 164,220 PRINTED 08/06/2024 BY SYS