LOTS 1 2 3 55 56 (EX THE N 40FT OF THE E 100FT) & PT OF LOT 57

ACORN RIDGE
201 PENDLETON ST
WAYCROSS, GA 31501

2024

00-00-31-1020-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

45 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	07/20/2018	KK	LGL DATE	05/02/2024 DC
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	24,937
TOTAL LAND VALUE - MARKET	1,951,480
TOTAL MARKET VALUE	1,976,417
SOH/AGL Deduction	1,177,312
ASSESSED VALUE	799,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	799,105
TOTAL JUST VALUE	1,976,417
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,489,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5481	DEMOLITION	0	07/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2060/1877	7/21/2016	QC	U	I	11	100
GRANTOR: THE JONES COMPANY						
GRANTEE: ACORN RIDGE						
2018/0775	12/08/2015	QC	U	I	11	100
GRANTOR: COWFORD HOLDINGS LLC						
GRANTEE: THE JONES COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

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	0812	CONCRETE C	0	0	0	0	4,133.00	SF	4.00	4.00	100	1973	1973	3	24	3,968	
2	0921	CWALL-CC P	0	0	0	0	136.00	LF	660.00	660.00	100	1973	1973	3	21	18,850	
3	0400	CONC CURB	0	0	0	0	139.00	LF	15.00	15.00	100	1973	1973	3	32	667	
4	0424	CL FNC 6'	0	0	0	0	35.00	LF	20.00	20.00	100	1980	1980	3	20	140	
5	0446	BOX FNC 6'	0	0	0	0	88.00	LF	20.00	20.00	100	1993	1993	3	20	352	
6	0812	CONCRETE C	0	0	100	10	1,000.00	SF	4.00	4.00	100	1973	1973	3	24	960	

LAND DESCRIPTION

TOTAL OB/XF 24,937

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	001050	C	COMM RESRT	0	0006	C-1	45.00	100.00	48,787.00	SF		1.00	1.00	1.00	40.00	40.00	1,951,480							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,951,480 Market: 0 Agricultural: 0 Common: 1,951,480 PRINTED 08/06/2024 BY SYS