

PT LOTS 1 & 2 OF HAMBY'S ADDN
TO FDNA BCH S/D PBK 2/32 & PT
OF LOT 63 OF BUCK'S FDNA BCH

WHIPPLE CLAIRE L FLORIDA RESIDENCE TRUST/WHIPPLE C
80 GOLFOVIEW DRIVE
NEWNAN, GA 30263

2024

00-00-31-114A-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 80
Exterior Wall	12 CEDAR 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 80
Interior Wall	04 PLYWOOD 20
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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
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NEIGHBORHOOD/LOC	1052.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	300	15	45	5,173
BAS	1,548	100	1,548	177,943
DCK	640	10	64	7,357
FOP	54	30	16	1,839
FOP	238	30	71	8,162
FUS	1,310	100	1,310	150,585
UST	24	45	11	1,265
TOTALS	4,114		3,065	352,322

EXTRA FEATURES	
L N	OB/XF CODE

L N	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	18	8	144.00	SF	6.50	6.50	100	1970	1970	3	21	197	
2	0850	PEBBLE WLK	0	0	7	3	21.00	SF	3.50	3.50	100	1984	1984	3	44	32	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	46.5	930	
4	0810	CONCRETE A	0	0	0	0	92.00	SF	6.50	6.50	100	1970	1970	3	21	126	
5	1242	WD DECK A	0	0	18	6	108.00	SF	10.00	10.00	100	1995	1995	3	20	216	
6	0820	WOOD WALK	0	0	17	3	51.00	SF	11.75	11.75	100	1995	1995	3	40	240	
7	0415	BEACHWALK	0	0	0	0	260.00	SF	2.88	2.88	100	1980	1980	3	20	150	
8	1242	WD DECK A	0	0	0	0	49.00	SF	10.00	10.00	100	1995	1995	3	20	98	
9	0415	BEACHWALK	0	0	0	0	1,105.00	SF	5.75	5.75	100	2005	2005	3	24	1,525	

LAND DESCRIPTION	
L N	USE CODE

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	SFR OCN FT	0		R-2	50.00	290.00	50.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	825,000							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,065	100.8320	151.25	463,581	1956	1975	0	0	0	24.00	76.00
1 SFR CUST - 0% - 0 Heated Area: 2858 HX Base Yr												
2340 S FLETCHER AVE, FERNANDINA BEACH												
BLD DATE: 05/07/2024 MLU												

TOTAL OB/XF												
3,514												

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION SUMMARY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		352,322
TOTAL MARKET OB/XF VALUE		3,514
TOTAL LAND VALUE - MARKET		825,000
TOTAL MARKET VALUE		1,180,836
SOH/AGL Deduction		0
ASSESSED VALUE		1,180,836
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,180,836
TOTAL JUST VALUE		1,180,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,090,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110331	H/AC	3,600	03/08/2011
20101206	REMODEL	2,452	07/23/2010
20042339	REPAIR/RRF	5,000	12/14/2004
20042043	REPAIR/RRF	8,000	11/02/2004
20041893	REMODEL	3,000	10/15/2004
B034007	REMODEL	2,000	10/15/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1627/0928	5/28/2009	TD	U	I	11		100
GRANTOR: WHIPPLE CLAIRE L							
GRANTEE: WHIPPLE CLAIRE L FL							
1414/1476	5/16/2006	SW	U	I	01		100
GRANTOR: WHIPPLE CLAIRE L							
GRANTEE: WHIPPLE CLAIRE L FL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
DCK=[YR=1995] W41 S8 UST=[YR=1993] S8 BAS=[YR=1993] S43 E18 FOP=[YR=1993] S3 E18 N3 W18\$ E18 N43 W36\$ E3 N8 W3\$ E3 S8 E39 N8 W1 N8\$ PTR=E20 BAL=[YR=1996] E31 N5 E4 S13 FOP=[YR=1993] E1 S17 FUS=[YR=1993] S26 W36 N43 E22 S17 E14 \$ W14 N17 E13 \$ W35 N8 \$ W20 \$.									