

BLOCK 6 LOT 9
IN OR 1154/996
BUCKS FDNA BEACH 2 PB 3/17

TOTT JUDITH V
405 PATTON DR
AMERICUS, GA 31709

2024

00-00-31-114B-0006-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA
		01

Quality	03	Quality Level 03	
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1043.00		

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0810	CONCRETE A
2	1242	WD DECK A
3	1242	WD DECK A

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	0	0	2,004.00	SF	6.50	6.50	100	1998	1998	3	75	9,770	
2	1242	WD DECK A	0	0	0	0	134.00	SF	10.00	10.00	100	1998	1998	3	20	268	
3	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100	1998	1998	3	20	48	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000800	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	3,270	102.8560	128.57	420,424	1998	1998	0	0	0	12.50
1 DUPLEX - 0% - 0											
Heated Area: 2668 HX Base Yr											
** This building has 11 Sub-Areas											
2357 1ST AVE A&B, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/13/2024 MLU											

TOTAL OB/XF											
10,086											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		367,871	
TOTAL MARKET OB/XF VALUE		10,086	
TOTAL LAND VALUE - MARKET		270,000	
TOTAL MARKET VALUE		647,957	
SOH/AGL Deduction		178,788	
ASSESSED VALUE		469,169	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		469,169	
TOTAL JUST VALUE		647,957	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		603,312	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B983485	NEW CONSTR	142,000	04/06/1998
B983460	NEW CONSTR	142,000	03/31/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1154/0996	7/17/2003	WD U	I	I	01
GRANTOR: TOTT G CARL & JUDITH					
GRANTEE: TOTT JUDITH V					
1154/0976	7/17/2003	WD U	I	I	01
GRANTOR: TOTT JUDITH V					
GRANTEE: TOTT G CARL & JUDIT					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W42 S10 W3 S15 FOP=[YR=1998] S6 E1											
STR=[YR=1998] S7 PTO=[YR=1998] S14 E26 N2 E12 N8											
FGR=[YR=1998] E6 DCK=[YR=1998] E5 N33 W5 S4 E1											
S8FST=[YR=1998] W4 S10 E4 N10 S12 W1 S9 S9 E1 N2 W4 N10											
W9 N3 W6 S5 W11 S1 W11 S20 E23 N2 E11 S W11 S2 W23 N6 W4 S E4											
N7 W4 S E4 N6 W5 S E5 N1 E11 N1 E11 N5 E6 S3 E13 N8 W1 N13 S											
PTR= E15 FUS=[YR=1998] E3 N10 E42 S13 FST=[YR=1998] W3 S8 E4											
N8 W1 S W3 S18 E4 S2 W1 S9 W6 BAL=[YR=1998] S8 W11											
FOP=[YR=1998] W1 S2 W22 N8 E23 S6 S N8 E11 S W11 S2 W23 N21											
E6 N4 W2 N3 W9 N6 S W15 S .											