S1/2 LOT 4
IN OR 2674/481
DUNEWOOD SUB PB 5/182

PETERS JEFF
1815 OLD OCILLA RD
TIFTON, GA 31794

2024

00-00-31-1235-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

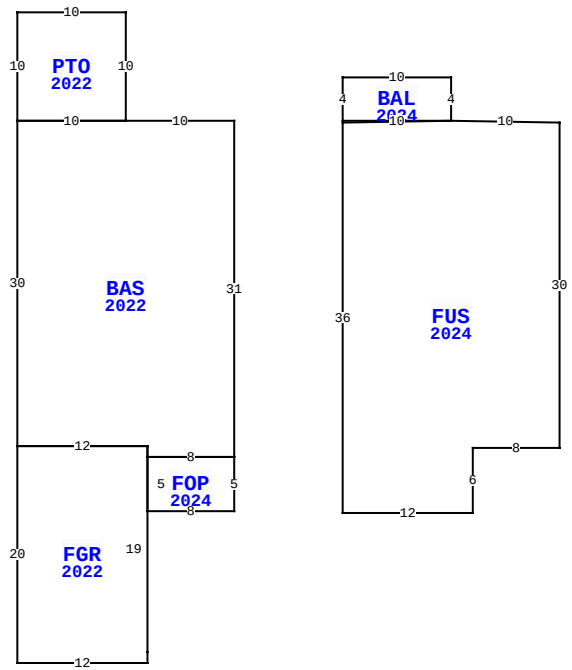
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	40	15	6	548
BAS	608	100	608	55,544
FGR	240	55	132	12,059
FOP	40	30	12	1,096
FUS	674	100	674	61,573
PTO	100	5	5	456
TOTALS	1,702		1,437	131,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,437	114.8160	109.08	156,748	1989	1989	0	0	0	16.25	83.75

1 TOWNHOUSE - 0% - 2024 Heated Area: 1282 HX Base Yr



1ST AVE, FERNANDINA BEACH

BLD DATE	04/02/2014 KK	LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	131,276
TOTAL MARKET OB/XF VALUE	3,216
TOTAL LAND VALUE - MARKET	157,500
TOTAL MARKET VALUE	291,992
SOH/AGL Deduction	0
ASSESSED VALUE	291,992
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,992
TOTAL JUST VALUE	291,992
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2674/481	10/16/2023	WD	U	V	11	100

GRANTOR: JORJ

GRANTEE: PETERS JEFF

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	0811	CONCRETE B	0	0	0	0	927.00	SF	5.20	5.20	100	2024	1989		57	2,748	
2	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50	6.50	100	2024	1989		100	468	

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=-10,0.2] S36 E12 N6 E8 N30 U0.2L10 D0.2L10 $
BAS=[YR=2022;ORIG=-20,0] W10 W10 S30 E12 S1 E8 N31 $
FGR=[YR=2022;ORIG=-40,30] S20 E12 N1 N19 W12 $
PTO=[YR=2022;ORIG=-30,0] N10 W10 S10 E10 $
FOP=[YR=2024;ORIG=-28,31] S5 E8 N5 W8 $
BAL=[YR=2024;ORIG=-10,-4] E10 S4 W10 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,216

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	000310	C	TOWNHOUSE2	0	0006	R-2	35.00	107.00	35.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	157,500							

REVIEW DATE 08/26/2019 BY DJA Total Acres: 0.00 Total Land Value: 157,500 Market: 0 Agricultural: 0 Common: 157,500 PRINTED 08/06/2024 BY SYS