

LOT 34
IN OR 1905/1424 & OR 1905/1452
(EX ESMT IN OR 1255/1184)

MCKNIGHT CHARLES JR & REBECCA E
2480 ALTON RD
ATLANTA, GA 30305

2024

00-00-31-126A-0034-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	100	15	15	2,035
BAL	100	15	15	2,035
BAL	60	15	9	1,221
BAS	448	100	448	60,789
BAS	448	100	448	60,789
FCP	508	25	127	17,232
FCP	508	25	127	17,232
FOP	52	30	16	2,171
FOP	52	30	16	2,171
FOP	80	30	24	3,257
TOTALS	4,060		2,651	359,712

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1241	WD DECK G	0	0	18	4	72.00	UT	11.50
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0476	VF 6 SBPL	0	0	0	0	76.00	LF	32.00
4	1241	WD DECK G	0	0	18	4	72.00	UT	14.38
5	0476	VF 6 SBPL	0	0	0	0	73.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0	0002	R-2	25.00	100.00	25.00
2	000120	C	SFR OCN FT	0	0002	R-2	25.00	100.00	25.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	2,651	121.9680	152.46	404,171	1982	2000	0	0	0 11.00	89.00
1 DUPLEX - 0% - 0											
Heated Area: 2136											
HX Base Yr											

** This building has 19 Sub-Areas											
1029 OCEAN AVE A&B, FERNANDINA BEACH											

TOTAL OB/XF											
6,547											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		359,712	
TOTAL MARKET OB/XF VALUE		6,547	
TOTAL LAND VALUE - MARKET		800,000	
TOTAL MARKET VALUE		1,166,259	
SOH/AGL Deduction		216,254	
ASSESSED VALUE		950,005	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		950,005	
TOTAL JUST VALUE		1,166,259	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,051,905	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110234	H/AC	3,000	02/16/2011
20021741	REPAIR/RRF	4,000	10/08/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE	
1905/1452	3/05/2014	WD	Q	I	01	315,000	
GRANTOR: LONDON DOROTHY W							
GRANTEE: MCKNIGHT CHARLES K							
1905/1424	3/05/2014	WD	Q	I	01	315,000	
GRANTOR: LONDON DOROTHY W							
GRANTEE: MCKNIGHT CHARLES K							

BUILDING NOTES									
BUILDING DIMENSIONS									
FCP=[YR=1993] W20FCP=[YR=1993] W20S3 FST=[YR=1993] S18 E4 N18 W4\$E4S18W4 S8E20N29\$S29E20N8FST=[YR=1993] N18W4 S18E4\$W4N18E4N3\$ PTR=E15 FST=[YR=1993] E4FOP=[YR=1993] E16FOP=[YR=1993] E16 FST=[YR=1993] E4S5 BAS=[YR=1993] S8 FOP=[YR=1993] S13W4N13E4\$ W4S13E4S4 UOP=[YR=1993] S5W5BAL=[YR=2016] S4W15N4E15 \$ W15 UOP=[YR=1993] W20N5BAS=[YR=1993] N4 FOP=[YR=1993] N13E4S13W4\$E4N13W4N8 E20 S25W20\$E20S5\$N5E20\$W20N25 E20\$ W4N5\$ S5W16N5\$S5W16N5\$S5 W4N5\$W15\$ PTR=E50 S50 FUS=[YR=1993] E20 FUS=[YR=1993] E20 S31 BAL=[YR=2010] S5 W20BAL=[YR=1993] W20 N5 E20 S5\$ N5 E20\$W20 N31\$ S31 W20 N31\$ W50 N50\$.									