

LOT 180
ESMT OR 1605/1321
FOREST HILLS 4 PB 4/61

AUSTIN BRYAN EDWARD & SARAH SULLIVAN
248 PRINCE AVE
ATHENS, GA 30601

2024

00-00-31-128D-0180-0000



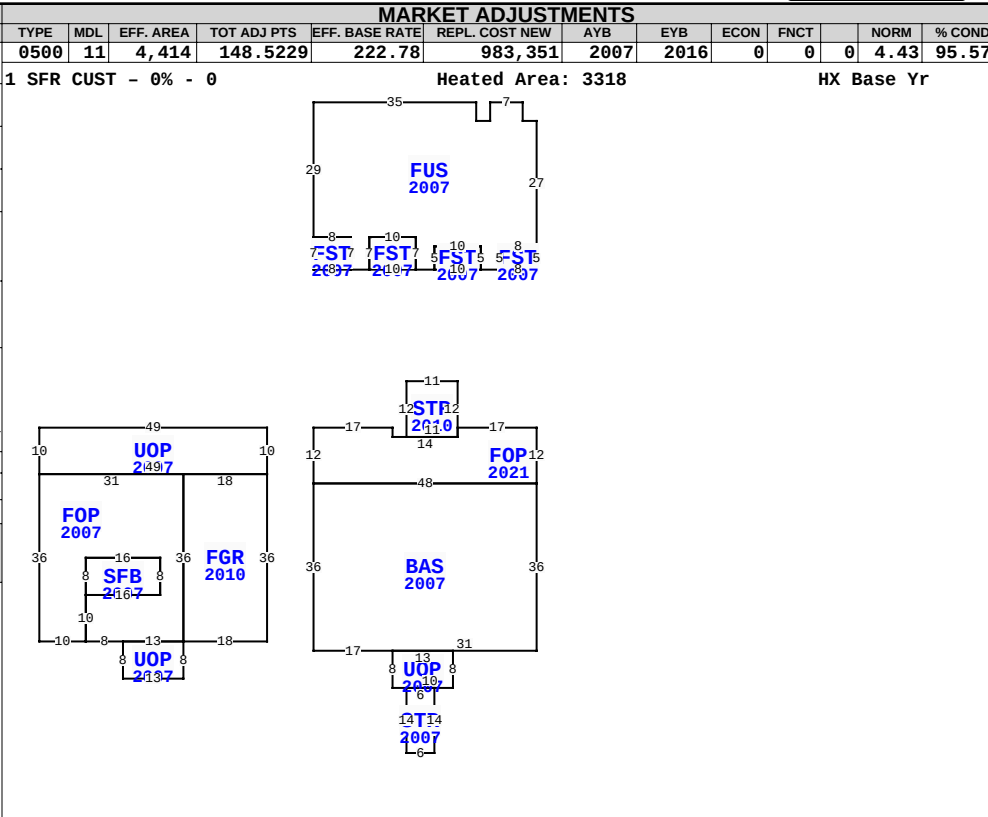
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	367,910
FGR	648	55	356	75,797
FOP	988	30	296	63,022
FOP	548	30	164	34,917
FST	40	55	22	4,684
FST	50	55	28	5,962
FST	56	55	31	6,600
FST	70	55	38	8,091
FUS	1,488	100	1,488	316,812
SFB	128	80	102	21,717
TOTALS	6,658		4,414	939,789

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0300	BOAT DCK W	0	0	318	4			
2	0300	BOAT DCK W	0	0	0	0			
3	0350	CARPORT WD	0	0	32	20			
4	0322	BOAT LFT L	0	0	0	0			
5	0300	BOAT DCK W	0	0	0	0			
6	0500	FP-PRE FAB	0	0	0	0			
7	0855	CONC PAVER	0	0	0	0			
8	0920	CWALL-WD/M	0	0	0	0			
9	1242	WD DECK A	0	0	8	4			
10	1127	BRICK 8"	0	0	0	0			



** This building has 15 Sub-Areas

1926 SUNRISE DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/18/2024 MLU

TOTAL OB/XF 54,512

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
1	000130	C	SFR WATER	0	0006	R-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	650,000

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			939,789
TOTAL MARKET OB/XF VALUE			98,147
TOTAL LAND VALUE - MARKET			650,000
TOTAL MARKET VALUE			1,687,936
SOH/AGL Deduction			90,757
ASSESSED VALUE			1,597,179
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,597,179
TOTAL JUST VALUE			1,687,936
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,451,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190324	SWIM POOL	0	05/24/2019
20180806	PAVERS	0	03/08/2018
20100512	GAS	1,385	03/29/2010
20091612	XFOB	5,000	11/30/2009
20071217	XFOB	1,000	06/28/2007
20062607	H/AC	9,000	11/28/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2439/0422	3/03/2021	WD	Q	I	01
GRANTOR: GRAY JOSEPH F					
GRANTEE: AUSTIN BRYAN EDWARD					
2180/0842	2/19/2018	WD	Q	I	01
GRANTOR: WURTZ THOMAS J					
GRANTEE: GRAY JOSEPH F					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
UOP=[YR=2007] W49S10 FOP=[YR=2007] S36E10 N10 SFB=[YR=2007] E16N8W16S8\$N8E16S8 W16S10E8 UOP=[YR=2007] S8E13N8W13\$ E13 FGR=[YR=2010] E18N36W18S36\$N36 W31\$ E49 N10\$ PTR=E10 FOP=[YR=2021] S12 BAS=[YR=2007] S36E17 UOP=[YR=2007] S8 E3 STR=[YR=2007] S14E6N14W6\$E10N8W13 \$E31 N36W48\$ E48N12W17S2 STR=[YR=2010] N12W11S12E11\$ W14N2 W17\$ W10\$ PTR=N70E10 FUS=[YR=2007] S29 FST=[YR=2007] S7E8N7W8\$ E8S7E4 FST=[YR=2007] E10N7W10S7\$ N7E10S7E4 FST=[YR=2007] E10N5W10S5\$ N5E10S5E4 FST=[YR=2007] E8N5W8S5\$ N5E8N27W3N4 W7S4W3N4W35\$ W10S70S.									

AUSTIN BRYAN EDWARD & SARAH SULLIVAN
248 PRINCE AVE
ATHENS, GA 30601

00-00-31-128D-0180-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		2	
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND		VALUATION SUMMARY									
																								VALUATION BY									
																								STANDARD									
																								Tax Group: 2									
																								Tax Dist:									
																								BUILDING MARKET VALUE									
																								939,789									
																								TOTAL MARKET OB/XF VALUE									
																								98,147									
																								TOTAL LAND VALUE - MARKET									
																								650,000									
																								TOTAL MARKET VALUE									
																								1,687,936									
																								SOH/AGL Deduction									
																								90,757									
																								ASSESSED VALUE									
																								1,597,179									
																								TOTAL EXEMPTION VALUE									
																								0									
																								BASE TAXABLE VALUE									
																								1,597,179									
																								TOTAL JUST VALUE									
																								1,687,936									
																								NCON VALUE									
																								0									
																								INCOME VALUE									
																								PREVIOUS YEAR MKT VALUE									
																								1,451,981									