LOTS 70 & 71 & LOTS 168 & 169
OF GA FDNA #2 UNR
IN OR 517 PG 1065

BOWEN LOIS F
5300 ZEBULON RD UNIT 57
MACON, GA 31210-9149

2024

00-00-31-134A-0070-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

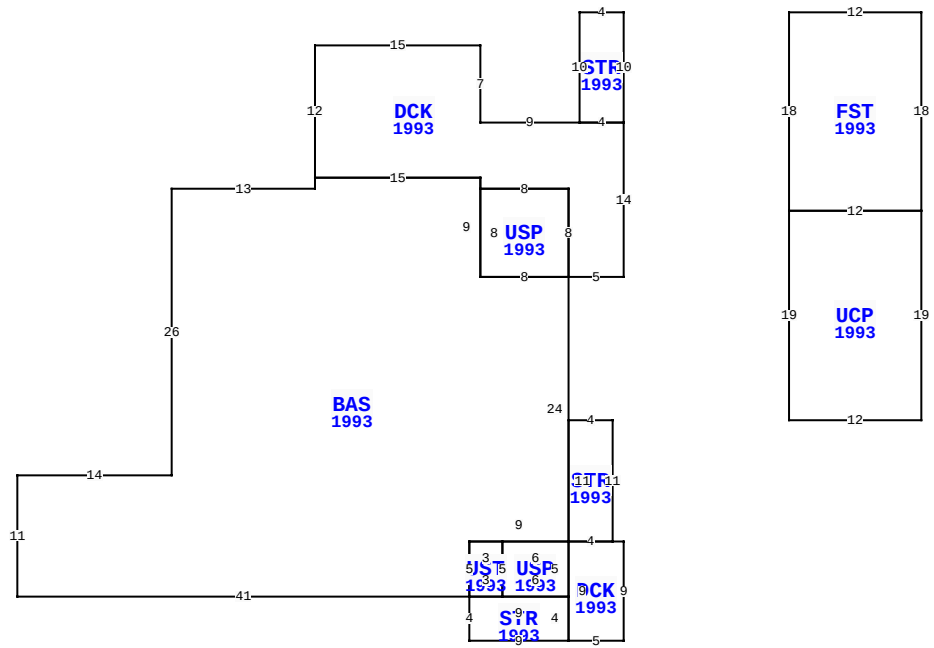
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	1,392	139,259
DCK	45	10	4	400
DCK	298	10	30	3,001
FST	216	55	119	11,905
STR	36	10	4	400
STR	40	10	4	400
STR	44	10	4	400
UCP	228	20	46	4,602
USP	30	30	9	901
USP	64	30	19	1,901
TOTALS	2,408		1,638	163,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,638	100.6740	125.84	206,126	1941	1970	0	0	0	20.50	79.50

1 SNGL FAM – 0% - 0 Heated Area: 1392 HX Base Yr



** This building has 11 Sub-Areas

924 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	03/21/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	163,870
TOTAL MARKET OB/XF VALUE	1,427
TOTAL LAND VALUE - MARKET	2,625,000
TOTAL MARKET VALUE	2,790,297
SOH/AGL Deduction	810,965
ASSESSED VALUE	1,979,332
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,979,332
TOTAL JUST VALUE	2,790,297
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,532,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20020251	REPAIR/RRF	2,400	02/14/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0517/1065	5/16/1987	FS	U	I		100

GRANTOR: BOWEN ROBERT A JR
GRANTEE: BOWEN LOIS F

BUILDING NOTES

BUILDING DIMENSIONS

STR=[YR=1993] W4 S10 DCK=[YR=1993] W9 N7 W15 S12
BAS=[YR=1993] S1 W13 S26 W14 S11 E41 STR=[YR=1993] S4 E9
DCK=[YR=1993] E5 N9 W1 STR=[YR=1993] N11 W4 S11 E4$ W4
USP=[YR=1993] W6 UST=[YR=1993] W3 S5 E3 N5$ S5 E6 N5 $ S9$
N4 W9$ N5 E9 N24 USP=[YR=1993] N8 W8 S8 E8$ W8 N9 W15$ E15
S1 E8 S8 E5 N14 W4$ E4 N10$ PTR=E15 FST=[YR=1993] E12 S18
UCP=[YR=1993] S19 W12 N19 E12$ W12 N18$ W15$.

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	0801	ASPHALT A	0	0	34	26	884.00	SF	3.00	3.00	100	1985	1985	3	50	1,326	
2	0940	SHEDS/PORT	0	0	5	5	25.00	SF	20.10	20.10	100	1995	1995	3	20	101	

LAND DESCRIPTION

TOTAL OB/XF 1,427

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	000120	C	SFR OCN FT	0	0006	R-2	125.00	100.00	125.00	FF		1.00	1.00	1.00	16,000.00	16,000.00	2,000,000							
2	000100	C	SFR	0		R-2	125.00	100.00	125.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	625,000							

REVIEW DATE 09/25/2019 BY DJA Total Acres: 0.00 Total Land Value: 2,625,000 Market: 0 Agricultural: 0 Common: 2,625,000 PRINTED 08/06/2024 BY SYS