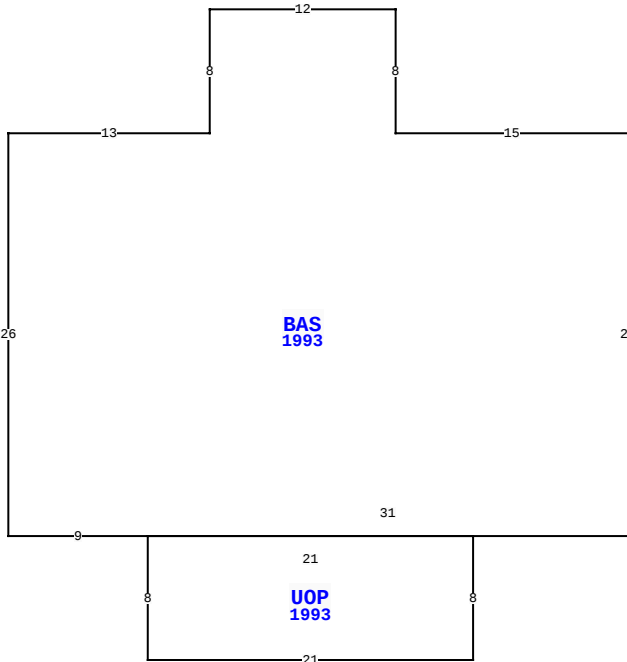


HOGAN JAMES DON
1111 OCEAN BLVD
ST SIMONS ISLAND, GA 31522

00-00-31-134A-0074-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																														
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCI	NORM	% COND	VALUATION SUMMARY																												
Exterior Wall		05	AVERAGE 100							0500	01	1,170	123.5430	185.31	216,813	1940	1980	0	0	18.00	82.00	VALUATION BY					STANDARD																							
Roof Structur		03	GABLE/HIP 100							1 SFR CUST - 0% - 0													Heated Area: 1136													HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																				BUILDING MARKET VALUE													177,787														
Interior Wall		05	DRYWALL 60																				TOTAL MARKET OB/XF VALUE													1,145														
Interior Wall		04	PLYWOOD 40																				TOTAL LAND VALUE - MARKET													800,000														
Interior Floo		08	SHT VINYL 50																				TOTAL MARKET VALUE													978,932														
Interior Floo		14	CARPET 50																				SOH/AGL Deduction													210,825														
Air Condition		03	CENTRAL 100							ASSESSED VALUE													768,107																											
Heating Type		04	AIR DUCTED 100							TOTAL EXEMPTION VALUE													0																											
Bedrooms			3 100							BASE TAXABLE VALUE													768,107																											
Bathrooms			2 100							TOTAL JUST VALUE													978,932																											
Frame		02	WOOD FRAME 100							NCON VALUE													0																											
Stories		1.	1. 100							INCOME VALUE																																								
Units			0 100							PREVIOUS YEAR MKT VALUE													870,642																											
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	1,136	100	1,136	172,620																																														
UOP	168	20	34	5,167																																														
TOTALS					1,304	1,170	177,787	833 OCEAN AVE, FERNANDINA BEACH										BLD DATE		LGL DATE		05/22/2024					MLU																							
EXTRA FEATURES															XF DATE		LAND DATE																																	
															INC DATE		AG DATE																																	
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	1241	WD DECK G	0 0	8 4	32.00	UT	11.50	11.50	100	2003	2003	3	32	118																																				
2	1241	WD DECK G	0 0	8 13	104.00	UT	14.38	14.38	100	2003	2003	3	32	478																																				
3	0820	WOOD WALK	0 0	29 3	87.00	SF	11.75	11.75	100	2003	2003	3	40	409																																				
4	1242	WD DECK A	0 0	4 4	16.00	SF	11.50	11.50	100	2003	2003	3	21	39																																				
5	0940	SHEDS/PORT	0 0	4 4	16.00	SF	30.00	30.00	100	2003	2003	3	21	101																																				