LOT 129
IN OR 2590/1954
GA FDNA BEACH 2 UNR

LAUGHINPLACETOO LLC
1455 VERNON RIDGE CT
ATLANTA, GA 30338

2024

00-00-31-134B-0129-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

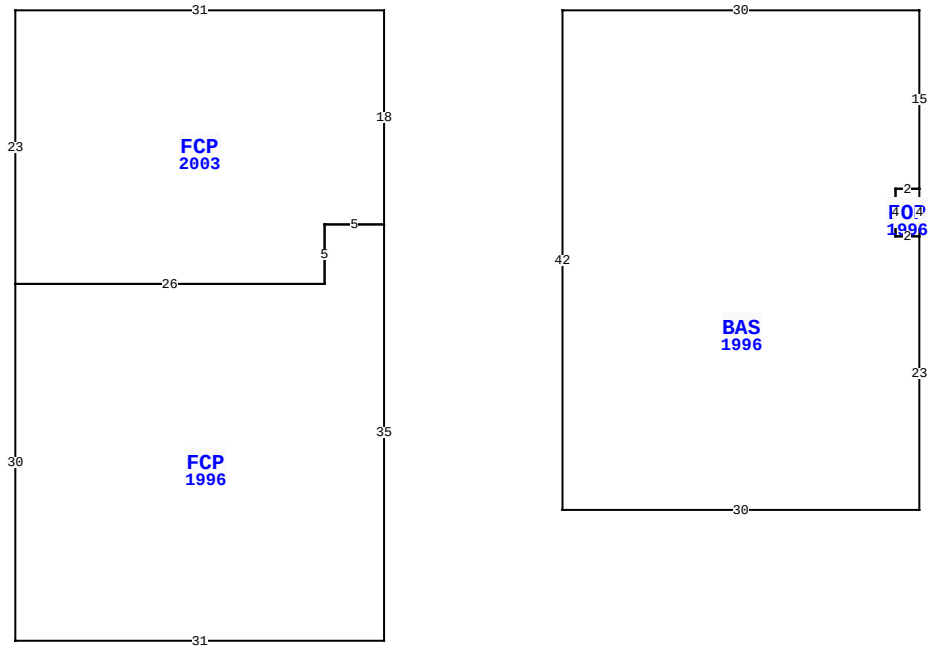
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,252	100	1,252	151,617
FCP	955	25	239	28,943
FCP	688	25	172	20,829
FOP	8	30	2	242
TOTALS	2,903		1,665	201,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,665	112.0000	140.00	233,100	1996	1996	0	0	0	13.50	86.50

1 SNGL FAM – 0% - 2023 Heated Area: 1252 HX Base Yr



426 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	201,632
TOTAL MARKET OB/XF VALUE	8,699
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	560,331
SOH/AGL Deduction	8,570
ASSESSED VALUE	551,761
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	551,761
TOTAL JUST VALUE	560,331
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	501,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033084	XFOB	12,000	05/12/2003
B959436	NEW CONSTR	81,000	11/17/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/1954	9/01/2022	QC	U	I	11	177,300
GRANTOR: CONWAY CHARLES D & SH						
GRANTEE: LAUGHINPLACETOO LLC						
2040/0683	4/14/2016	WD	Q	I	01	425,000
GRANTOR: GLENN THOMAS W & PATR						
GRANTEE: CONWAY CHARLES DAVI						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2003] W31 S23 FCP=[YR=1996] S30 E31 N35 W5 S5 W26 $ E26 N5 E5 N18 $ PTR= E15 BAS=[YR=1996] E30 S15 FOP=[YR=1996] W2 S4 E2 N4$ W2 S4 E2 S23 W30 N42$ 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	0810	CONCRETE A	0	0	39	31	1,209.00	SF	6.50	6.50	100	1996	1996	3	72	5,658	
2	0810	CONCRETE A	0	0	14	4	56.00	SF	6.50	6.50	100	1996	1996	3	72	262	
3	1241	WD DECK G	0	0	10	30	300.00	UT	15.53	15.53	100	1996	1996	3	24	1,118	
4	1241	WD DECK G	0	0	4	19	76.00	UT	11.50	11.50	100	1996	1996	3	24	210	
5	1241	WD DECK G	0	0	24	4	96.00	UT	15.53	15.53	100	2003	2003	3	32	477	
6	0940	SHEDS/PORT	0	0	13	9	117.00	SF	36.00	36.00	100	2003	2003	3	21	885	
7	0940	SHEDS/PORT	0	0	5	4	20.00	SF	21.30	21.30	100	2003	2003	3	21	89	

LAND DESCRIPTION

TOTAL OB/XF 8,699

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	000100	C	SFR	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	7,000.00	7,000.00	350,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS