LOT 152
IN OR 2694/1268
GA FDNA BEACH 2 UNR

MCQUAIG JAMIE L
1070 RIVERDALE DR
WAYCROSS, GA 31503

2024

00-00-31-134B-0152-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

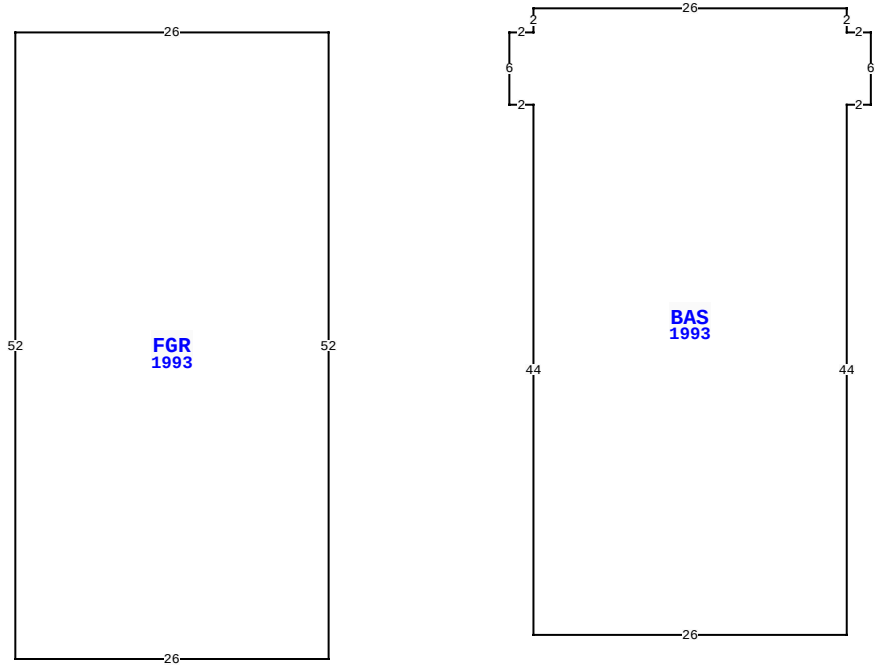
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	1,376	100	1,376	181,356
FGR	1,352	55	744	98,059
TOTALS	2,728		2,120	279,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,120	125.3420	156.68	332,162	1933	1990	0	0	0	15.88	84.12

1 SNGL FAM – 0% - 0 Heated Area: 1376 HX Base Yr



724 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	279,415
TOTAL MARKET OB/XF VALUE	1,734
TOTAL LAND VALUE - MARKET	446,250
TOTAL MARKET VALUE	727,399
SOH/AGL Deduction	81,494
ASSESSED VALUE	645,905
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	645,905
TOTAL JUST VALUE	727,399
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	587,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B959231	REPAIR/RRF	0	08/07/1995
B959177	REMODEL	7,660	07/06/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2694/1268	2/02/2024	WD	Q	I	01	750,000
GRANTOR: BUNCH JEFFREY L						
GRANTEE: MCQUAIG JAMIE L						
2645/1620	11/16/2018	QC	U	I	11	100
GRANTOR: BUNCH JAMES WILLIAM						
GRANTEE: BUNCH WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W26 S52 E26 N52 $ PTR= E15 BAS=[YR=1993] E2 N2 E26 S2 E2 S6 W2 S44 W26 N44 W2 N6 $ 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	1241	WD DECK G	0	0	0	0	317.00	UT	17.25	17.25	100	1995	1995	3	23	1,258	
2	1241	WD DECK G	0	0	11	4	44.00	UT	11.50	11.50	100	1995	1995	3	23	116	
3	1241	WD DECK G	0	0	16	4	64.00	UT	11.50	11.50	100	1995	1995	3	23	169	
4	0851	PATIO STON	0	0	0	0	123.00	SF	1.88	1.88	100	2003	2003	3	83	191	

LAND DESCRIPTION

TOTAL OB/XF 1,734

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	75.00	100.00	75.00	FF		1.00	1.00	0.85	7,000.00	5,950.00	446,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 446,250 Market: 0 Agricultural: 0 Common: 446,250 PRINTED 08/06/2024 BY SYS