

LOT 187
IN OR 2470/262
GA FDNA BEACH #2 UNR

FAMILY TRUST FBO THOMAS NORRIS/NORRIS THOMAS F TRU
188 MONTAUK DRIVE
RICHMOND HILL, GA 31324

2024

00-00-31-134B-0187-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4 100	
Bathrooms	2 100	
Frame	03	MASONRY 100
Stories	2. 100	
Units	0 100	
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	0800MULTI-FAMILY	
MAP NUM	MKT AREA	01

NEIGHBORHOOD/LOC 1041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	864	100	864	101,228
FOP	240	30	72	8,436
FST	24	55	13	1,523
HXB	864	100	864	101,228
HXC	224	25	56	6,561
HXP	240	30	72	8,436
HXU	24	55	13	1,523

TOTALS 2,480 1,954 228,935

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1241	WD DECK G	0	0	0	0	254.00	UT	11.50	11.50	584
2	0810	CONCRETE A	0	0	17	3	51.00	SF	6.50	6.50	66
3	0810	CONCRETE A	0	0	0	0	40.00	SF	6.50	6.50	172

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000800	C	MULTI-FAM	0	0006	R-2	50.00	100.00	50.00	FF	

REVIEW DATE 06/06/2024 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	1,954	111.4260	139.28	272,153	1957	1990	0	0	15.88	84.12
1 DUPLEX - 0% - 0 Heated Area: 1728 HX Base Yr											
735 N FLETCHER AVE U&D, FERNANDINA BEACH											
BLD DATE 03/20/2024 MLU											

TOTAL OB/XF											
822											

TOTAL OB/XF											
822											

Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		228,935	
TOTAL MARKET OB/XF VALUE		822	
TOTAL LAND VALUE - MARKET		265,000	
TOTAL MARKET VALUE		494,757	
SOH/AGL Deduction		76,940	
ASSESSED VALUE		417,817	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		417,817	
TOTAL JUST VALUE		494,757	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		470,230	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122399	WATER HEATER REPL	190	11/29/2012
8340	REPAIR SIDING	3,700	05/23/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2470/0262	6/01/2021	WD U	I	I	11	100	
GRANTOR: NORRIS ARLENE C IRREV							
GRANTEE: FAMILY TRUST F/B/O							
1472/0755	1/17/2007	TD U	I	I	01	100	
GRANTOR: NORRIS ARLENE C TRUST							
GRANTEE: NORRIS THOMAS F TRU							

BUILDING NOTES											
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BUILDING DIMENSIONS											
APT=[YR=1993] W36 S18 FST=[YR=1993] W4 S6 HXC=[YR=1993] S20 E12N12 FOP=[YR=1993] E28 N8 W30 S8 E2 \$ W2 N8 W10 \$ E4 N6 \$ S6 E36 N24 \$ PTR= E15 HXB=[YR=1993] E36 S24 HXP=[YR=1993] S8 W30 N8 E30 \$ W36 HXU=[YR=1993] W4 N6 E4 S6 \$ N24 \$ W15 \$.											