

TITAN REALTY HOLDINGS LLC
3925 CHARLEMAGNE WAY SW
MARIETTA, GA 30064

00-00-31-134B-0220-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 50
Exterior Wall23REINF CONC 50
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall04PLYWOOD 100
Interior Floo14CARPET 80
Interior Floo08SHT VINYL 20
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms5 100
Bathrooms3 100

Frame Stories Units03MASONRY 100
 2. 100
 0 100
BUD8 Adjustme Occupancy02DIST FB 100
 00 NONE 100

Quality03Quality Level 03
DOR CODE0800MULTI-FAMILY
MAP NUM MKT AREA 01
NEIGHBORHOOD/LOC1041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	933	100	933	110,567
HXB	1,320	100	1,320	156,430
HXG	299	55	164	19,436
HXP	56	30	17	2,015
HXP	64	30	19	2,252

TOTALS2,6722,453290,699

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATE REPL. COST NEWAYBEYBECONFNCTNORM% COND

2700012,453109.9200137.40337,042197219950013.7586.25

1 DUPLEX - 0% - 2023Heated Area: 2253HX Base Yr

APT 1993HXP 1993HXB 1993HXG 1993HXP 1993

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 2Tax Dist:
BUILDING MARKET VALUE290,699
TOTAL MARKET OB/XF VALUE7,613
TOTAL LAND VALUE - MARKET265,000
TOTAL MARKET VALUE563,312
SOHI/AGL Deduction0
ASSESSED VALUE563,312
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE563,312
TOTAL JUST VALUE563,312
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE536,973

PERMIT NUMBERDESCRIPTIONAMTISSUED

20072007REPLACE STAIRS1,00010/24/2007
20040635REMODEL1,00003/31/2004
20040622REMODEL2,00003/30/2004
20040577REMODEL5,00003/24/2004
20012370REPAIR/RRF3,00010/26/2001
19991409XFOB80010/21/1999

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U I V / I RSN CD SALE PRICE

2592/09329/15/2022QCUCII11100

GRANTOR: BOHANNON JOHN R & CHR
GRANTEE:TITAN REALTY HOLDIN
2511/128011/05/2021WDQCII01832,900
GRANTOR: AZAR KRISTINE R & DAN
GRANTEE:BOHANNON JOHN R & C

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W28 S44 E15 HXG=[YR=1993] E13 N23 W13 S23 \$
N23 E13 N21 \$ PTR= E15 HXB=[YR=1993] E12 HXP=[YR=1993] N8
E8 S8 W8 \$ E18 S44 W30 HXP=[YR=1993] W7 N8 E7 S8 \$ N44 \$ W15 \$.

LAND DESCRIPTION

LNUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT UNITUNITDPH% TOT UNITADJPRIADJ UNILANDOTHERYEARDENCLFRZYCONSRV

C MULTI-FAM00006R-250.00100.0050.00FF1.001.001.005,300.005,300.00265,000

REVIEW DATE06/06/2024BYKBA Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 08/06/2024 BY SYS

EXTRA FEATURES

343 N FLETCHER AVE U&D, FERNANDINA BEACH FL 32084 MLU

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

OB/XF DATE

03/20/2024MLU

APRICEACTUALCONDNOTES

10810CONCRETE A0000350.00SF6.506.5010019761976327614

21242WD DECK A00081296.00SF10.0010.0010019981998320192

31241WD DECK G0000354.00UT20.1320.13100200720073483,420

40810CONCRETE A0003510350.00SF6.506.5010019861986349.51,126

50810CONCRETE A0004410440.00SF6.506.50100199919993772,202

61242WD DECK A0004312.00SF10.0010.001001990199032024

71242WD DECK A0004416.00SF10.0010.001002004200432235