

LOT SLY 73 FT OF LOT 258
IN OR 2268/216
GA FDNA BEACH 2 UNR

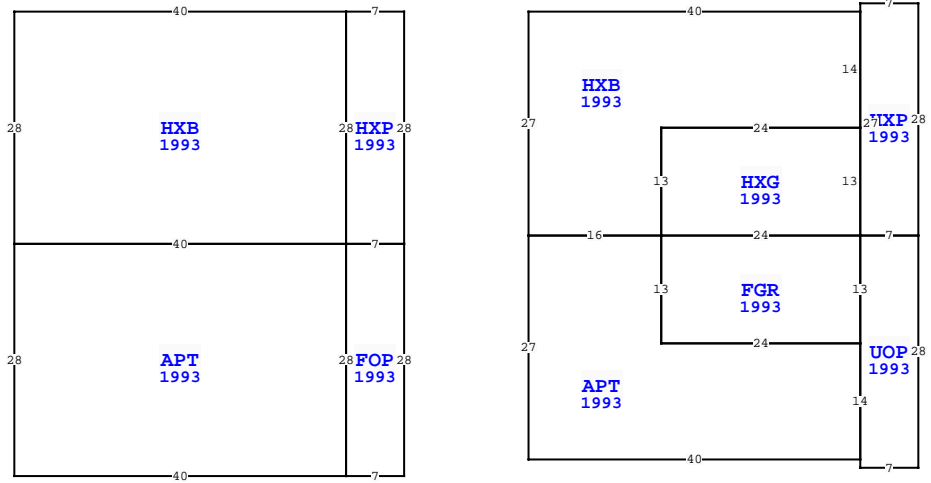
HERSEY ELMER C & LEIGHANNE C
7506 PAULINE TAYLOR ROAD
WAYCROSS, GA 31503

2024

00-00-31-134B-0258-0000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2700	01	4,336	101.3760	126.72	549,458	1988	1995	0	0	40	13.88	46.12
1 DUPLEX - 0% - 0 Heated Area: 3776 HX Base Yr												



BUILDING CHARACTERISTICS				
QUALITY	Quality Level 03			
DOR CODE	0800MULTI-FAMILY			
MAP NUM	MKT AREA		01	
NEIGHBORHOOD/LOC 1041.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	768	100	768	44,884
APT	1,120	100	1,120	65,456
FGR	312	55	172	10,052
FOP	196	30	59	3,448
HXB	768	100	768	44,884
HXB	1,120	100	1,120	65,456
HXG	312	55	172	10,052
HXP	196	30	59	3,448
HXP	196	30	59	3,448
UOP	196	20	39	2,279
TOTALS	5,184		4,336	253,410

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		253,410	
TOTAL MARKET OB/XF VALUE		9,815	
TOTAL LAND VALUE - MARKET		357,750	
TOTAL MARKET VALUE		620,975	
SOH/AGL Deduction		114,899	
ASSESSED VALUE		506,076	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		506,076	
TOTAL JUST VALUE		620,975	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		544,259	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121129	RE-ROOF	10,000	06/14/2012
4650	NEW CONSTR	55,000	01/22/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2268/0216	4/11/2019	WD Q	Q	I	02	430,000
GRANTOR: EARL FRANKLIN TITCOMB						
GRANTEE: HERSEY ELMER C & LE						
1022/0278	11/30/2001	QC U	I	06		100
GRANTOR: TITCOMB EARL JR						
GRANTEE: TITCOMB EARL F JR T						

EXTRA FEATURES																	
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	0810	CONCRETE A	0	0	0	0	1,226.00	SF	6.50	6.50	100	1988	1988	3	54.5	4,343	
2	0810	CONCRETE A	0	0	0	0	1,165.00	SF	6.50	6.50	100	1988	1988	3	54.5	4,127	
3	0810	CONCRETE A	0	0	22	5	110.00	SF	6.50	6.50	100	1988	1988	3	54.5	390	
4	1126	CB/STC 8"	0	0	73	3	219.00	SF	8.00	8.00	100	1988	1988	3	54.5	955	

BUILDING NOTES			
724 TARPON AVE A&B, FERNANDINA BEACH			

BUILDING DIMENSIONS			
HXP=[YR=1993] W7 HXB=[YR=1993] W40 S28 APT=[YR=1993] S28 E40 FOP=[YR=1993] E7 N28 W7 S28 \$ N28 W40 \$ E40 N28 \$ S28 E7 N28 \$ PTR= E15 HXB=[YR=1993] E40 HXP=[YR=1993] N1 E7 S28 UOP=[YR=1993] S28 W7 N1 APT=[YR=1993] W40 N27 E16 S13 E24 S14 \$ N14 FGR=[YR=1993] W24 N13 E24 S13 \$ N13 E7 \$ W7 HXG=[YR=1993] W24 N13 E24 S13 \$ N27 \$ S14 W24 S13 W16 N27 \$ W15 \$.			

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000800	C	MULTI-FAM	0	0002	R-2	75.00	100.00	75.00	FF		1.00	1.00	0.90	5,300.00	4,770.00	357,750								