W1/2 OF LOTS 264 & 265
IN OR 2575/1729
GA FDNA BEACH 2 UNR

MONK RYAN & MICHELLE L
1942 CLEES TRAIL
FORT MILL, SC 29715

**2024**

**00-00-31-134B-0264-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

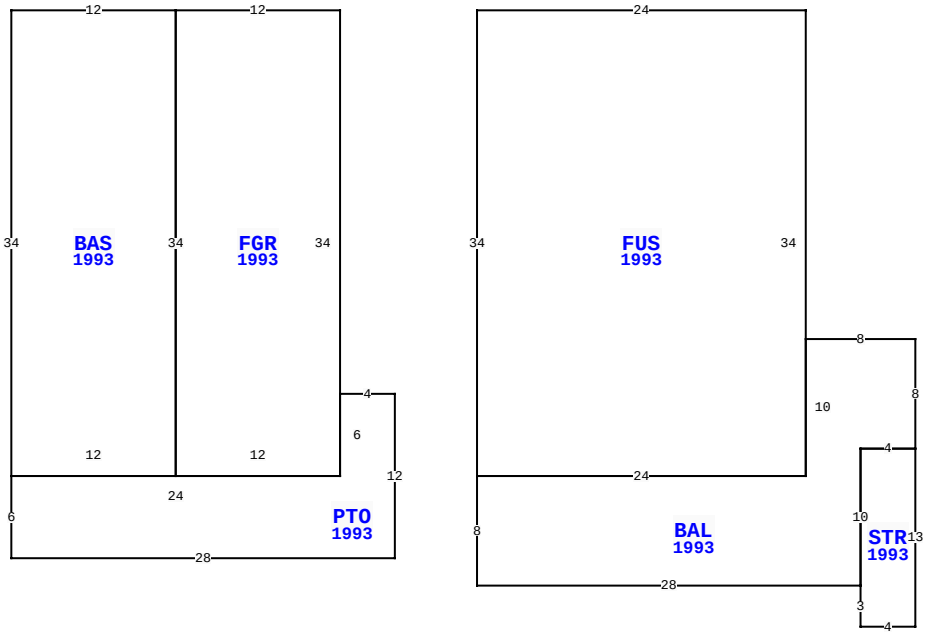
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 50 |
| Exterior Wall | 15 | CONC BLOCK 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 1041.0100 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAL | 296 | 15 | 44 | 4,660 |
| BAS | 408 | 100 | 408 | 43,216 |
| FGR | 408 | 55 | 224 | 23,727 |
| FUS | 816 | 100 | 816 | 86,432 |
| PTO | 192 | 5 | 10 | 1,059 |
| STR | 52 | 10 | 5 | 530 |
| TOTALS | 2,172 | | 1,507 | 159,623 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,507 | 103.0200 | 128.78 | 194,071 | 1974 | 1985 | 0 | 0 | 0 | 17.75 | 82.25 |

1 SNGL FAM – 0% - 2023 Heated Area: 1224 HX Base Yr




2902 W 5TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/20/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 159,623 |
| TOTAL MARKET OB/XF VALUE | 10,102 |
| TOTAL LAND VALUE - MARKET | 288,850 |
| TOTAL MARKET VALUE | 458,575 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 458,575 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 458,575 |
| TOTAL JUST VALUE | 458,575 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 435,485 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20140092 | 20X22CRT | 0 | 01/14/2014 |
| 20131419 | STRGBLD | 4,500 | 06/20/2013 |
| 20130264 | METAL ROOF | 0 | 02/07/2013 |
| 20130127 | 200 AMP UG SFR | 2,192,013 | 01/17/2013 |
| 20071101 | OTHER | 0 | 06/13/2007 |
| 20060648 | REMODEL | 0 | 03/23/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2575/1729 | 7/01/2022 | WD | Q | I | 01 | 567,000 |
| GRANTOR: DANIEL RICK C & DIANE | | | | | | |
| GRANTEE: MONK RYAN & MICHELL | | | | | | |
| 1835/1178 | 12/28/2012 | WD | Q | I | 02 | 175,000 |
| GRANTOR: STEWART DAVID V & KEL | | | | | | |
| GRANTEE: DANIEL RICK C & DIA | | | | | | |

## BUILDING NOTES

## 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 | 1076 | TRELLIS A | 0 | 0 | 9 | 24 | 216.00 | SF | 3.75 | 3.75 | 100 | 1995 | 1995 | 3 | 20 | 162 | |
| 2 | 0510 | GARAGE WD- | 0 | 0 | 20 | 20 | 400.00 | SF | 35.00 | 35.00 | 100 | 2013 | 2013 | 3 | 71 | 9,940 | |

## BUILDING DIMENSIONS

FGR=[YR=1993] W12 BAS=[YR=1993] W12 S34 PTO=[YR=1993] S6E28N12W4S6W24$ E12 N34$ S34E12 N34$ PTR=E10 FUS=[YR=1993] S34 BAL=[YR=1993] S8E28 STR=[YR=1993] S3E4N13W4S10$ N10E4N8 W8S10W24$ E24N34W24$ W10$.

## LAND DESCRIPTION

TOTAL OB/XF 10,102

| 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 | 125.00 | 50.00 | FF | | 1.00 | 1.00 | 1.09 | 5,300.00 | 5,777.00 | 288,850 | | | | | | | |

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 288,850 Market: 0 Agricultural: 0 Common: 288,850 PRINTED 08/06/2024 BY SYS