LOT 28
HAMBYS SUB PB 2/32

RAPTIS JAMES A & BEVERLY A
1232 LOVEBRIDGE RD NE
CALHOUN, GA 30701

2024

00-00-31-1360-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

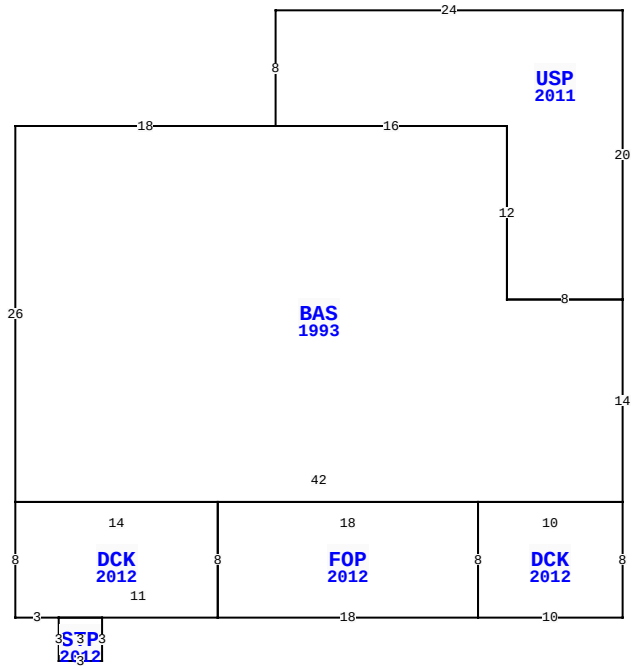
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	996	100	996	142,091
DCK	80	10	8	1,142
DCK	112	10	11	1,569
FOP	144	30	43	6,135
STP	9	10	1	142
USP	288	30	86	12,269
TOTALS	1,629		1,145	163,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,145	128.9596	161.20	184,574	1941	2000	0	0	0	11.50	88.50

1 SNGL FAM – 0% - 0 Heated Area: 996 HX Base Yr



2185 S FLETCHER AVE, 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	163,348
TOTAL MARKET OB/XF VALUE	5,912
TOTAL LAND VALUE - MARKET	372,400
TOTAL MARKET VALUE	541,660
SOH/AGL Deduction	22,760
ASSESSED VALUE	518,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	518,900
TOTAL JUST VALUE	541,660
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	508,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120325	SHED 160SF	2,500	02/29/2012
20120177	REMODEL	200	02/02/2012
20112232	FRONT DECK	14,500	12/16/2011
20112006	FENCE WD	2,185	11/08/2011
20111795	REPL WIND	1,500	10/07/2011
20111702	ADDITION	2,450	09/27/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2406/1106	10/27/2020	WD	Q	I	02	499,000
GRANTOR: HARRIS ALIXANDRA M						
GRANTEE: RAPTIS JAMES A & BE						
1891/0747	11/20/2013	QC	U	I	11	50,000
GRANTOR: HARRIS SCOTT C						
GRANTEE: HARRIS ALIXANDRA M						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2011] W24 S8 BAS=[YR=1993] W18 S26 DCK=[YR=2012] S8 E3 STP=[YR=2012] S3 E3 N3 W3$ E11 FOP=[YR=2012] E18 DCK=[YR=2012] E10 N8 W10 S8$ N8 W18 S8$ N8 W14$ E42 N14 W8 N12 W16 $ E16 S12 E8 N20$.

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	0825	BRICK	0	0	0	0	205.00	SF	12.50	12.50	100	1988	1988	3	84	2,153	
2	1076	TRELLIS A	0	0	14	8	112.00	SF	7.50	7.50	100	2012	2012	3	68	571	
3	1076	TRELLIS A	0	0	10	8	80.00	SF	7.50	7.50	100	2012	2012	3	68	408	
4	0940	SHEDS/PORT	0	0	10	16	160.00	SF	30.00	30.00	100	2012	2012	3	55	2,640	
5	0851	PATIO STON	0	0	0	0	200.00	SF	0.75	0.75	100	2012	2012	3	93	140	

LAND DESCRIPTION

TOTAL OB/XF 5,912

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		R-2	56.00	110.00	56.00	FF		1.00	1.00	0.95	7,000.00	6,650.00	372,400							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 372,400 Market: 0 Agricultural: 0 Common: 372,400 PRINTED 08/06/2024 BY SYS