

LOT 35
IN OR 1909/1784
HAMBYS ADD #1 PB 2/32

JENSEN LOUNELL B
777 CHULA BROOKFIELD RD
CHULA, GA 31733

2024

00-00-31-1360-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	972	100	972	159,744
FGR	453	55	249	40,922
FOP	103	30	31	5,095
FOP	152	30	46	7,560
FOP	247	30	74	12,161
FST	35	55	19	3,123
FST	48	55	26	4,273
FUS	1,401	100	1,401	230,249
UOP	120	20	24	3,944
TOTALS	3,531		2,842	467,071

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	0	0	0	1,182.00	SF	4.00
3	0825	BRICK	0	0	0	0	145.00	SF	12.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0		R-2	50.00	250.00	50.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,842	127.4016	191.10	543,106	1995	1995	0	0	14.00	86.00

1 SFR CUST - 0% - 0

Heated Area: 2373

HX Base Yr

The floor plan diagram illustrates the layout of a single-family residence with various rooms and their market values as of 1995. The rooms are labeled as follows:

- BAS 1995**: Bathroom, located on the left side of the plan.
- FGR 1995**: Front Garage, located in the lower central area.
- FOP 1995**: Front Office, located in the upper central area.
- FST 1995**: Front Staircase, located in the upper right area.
- FUS 1995**: Front Utility Room, located in the lower right area.
- UOP 1995**: Utility Office, located in the lower left area.

The diagram also shows the overall dimensions of the property and the layout of the rooms, including the front yard, driveway, and various interior spaces.

BLD DATE		LGL DATE		
XF DATE		LAND DATE	05/07/2024	
INC DATE	2190 S FLETCHER AVE, FERNANDINA BEACH		AG DATE	
MLU				

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	77	1,540	
2	0812	CONCRETE C	0	0	0	0	1,182.00	SF	4.00	4.00	100	1995	1995	3	70	3,310	
3	0825	BRICK	0	0	0	0	145.00	SF	12.50	12.50	100	1995	1995	3	91	1,649	

TOTAL OB/XF													6,499		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA				
R-2	50.00	250.00	50.00	FF		1.00	1.00	1.20	16,500.00	19,800.00					

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										467,071	
TOTAL MARKET OB/XF VALUE										6,499	
TOTAL LAND VALUE - MARKET										990,000	
TOTAL MARKET VALUE										1,463,570	
SOH/AGL Deduction										0	
ASSESSED VALUE										1,463,570	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										1,463,570	
TOTAL JUST VALUE										1,463,570	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										1,352,943	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121651	CHIMREP	2,000	08/14/2012
20110831	H/AC	2,000	05/31/2011
20080796	H/AC	3,000	05/09/2008
B959226	NEW CONSTR	105,405	08/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1909/1784	3/28/2014	WD	Q	I	02	1,070,000	
GRANTOR: WHITMIRE FRED C JR &							
GRANTEE: JENSEN LOUNELL B							
1275/1701	11/22/2004	WD	Q	I		1,330,000	
GRANTOR: SUN PARTNERS LLC							
GRANTEE: WHITMIRE FRED C JR							

BUILDING NOTES									
FST=[YR=1995] W6 FOP=[YR=1995] W19 S8 E19 N8 \$ S8									
BAS=[YR=1995] W19 N6 W14 S40 E14 FST=[YR=1995] S2 E5									
FGR=[YR=1995] E20 N22 W7 N1 W13 S23 \$ N7 W5 S5 \$ N5 E5 N16									
E13 S1 E7 N14 W6 \$ E6 N8 \$ PTR= E15 FUS=[YR=1995] E15									
FOP=[YR=1995] N2 E1 N1 E22 S1 E2 S9 W25 N7 \$ S7 E25 S15 E1									
S12 W1 S8 W11 FOP=[YR=1995] S1 W9 UOP=[YR=1995] S5 W16 S3 W5									
N8 E21\$ W6 N3 E1 N5 E11 S4 E3 S3\$ N3 W3 N4 W11 S5 W15 N40\$									
W15\$.									