

LOT 44
IN OR 2242/50
HAMBYS SUB PB 2/32

ERTLSCHWEIGER SANDRA LEIGH & HERMAN JR
825 S LAKESHORE DR
VALDOSTA, GA 31605

2024

00-00-31-1360-0044-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
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	03	Quality Level 03
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	1,092	100	1,092	88,061
FOP	36	30	11	887
UOP	18	20	4	323
UOP	18	20	4	323
TOTALS	1,164		1,111	89,593

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	1242	WD DECK A	0	0	0	189.00	SF	10.00	10.00	100	1988	1988	3	20	378	
2	0940	SHEDS/PORT	0	0	8 10	80.00	SF	30.00	30.00	100	1995	1995	3	20	480	

LAND DESCRIPTION			TOTAL OB/XF 858													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	0	0006	R-2	56.00	110.00	56.00	FF		1.00	1.00	0.95	7,000.00	6,650.00

MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2			
0100	01	1,111	110.2400	104.73	116,355	1941	1960	0	0	23.00	77.00	VALUATION SUMMARY			
1 SINGLE FAM - 0% - 0												Tax Group: 2			
Heated Area: 1092												Tax Dist:			
HX Base Yr												STANDARD			
Diagram showing building footprint with dimensions: 27, 14, 26, 22, 6, 6, 6, 6, 6, 6, 6, 6. Labels: UOP 1993, BAS 1993, FOP 1993.												BUILDING MARKET VALUE			
												TOTAL MARKET OB/XF VALUE			
												TOTAL LAND VALUE - MARKET			
												TOTAL MARKET VALUE			
												SOH/AGL Deduction			
												ASSESSED VALUE			
												TOTAL EXEMPTION VALUE			
												BASE TAXABLE VALUE			
												TOTAL JUST VALUE			
												NCON VALUE			
												INCOME VALUE			
												PREVIOUS YEAR MKT VALUE			

2287 S FLETCHER AVE, FERNANDINA BEACH												BLD DATE			
												XF DATE			
												LGL DATE			
												LAND DATE			
												AG DATE			
												03/20/2024			
												MLU			

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD
2242/0050	12/07/2018	QC U	I 11
GRANTOR: ERTLSCHWEIGER SANDRA		SALE PRICE	
GRANTEE: ERTLSCHWEIGER SANDR		100	
2241/1857	12/07/2018	QC U	I 11
GRANTOR: FUNDERBURKE GLINDA F			
GRANTEE: ERTLSCHWEIGER SANDR			

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W1 UOP=[YR=1993] N3 W6 S3 E6 \$ W14			
UOP=[YR=1993] N3 W6 S3 E6 \$ W27 S26 E22 FOP=[YR=1993] S6 E6			
N6 W6 \$ E20 N26 \$.			

OTHER ADJUSTMENTS AND NOTES												YEAR	DENSITY	DECL	FRZ	YR	CONSRV