LOT 52
HAMBYS SUB PB 2/32

KING DANIEL T & MARCY H
140 WILLAMS RD
CORDELE, GA 31015

2024

00-00-31-1360-0052-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1058.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2331 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	313,600
TOTAL MARKET VALUE	313,600
SOH/AGL Deduction	0
ASSESSED VALUE	313,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	313,600
TOTAL JUST VALUE	313,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183912	DEMOLITION	0	11/09/2018
20110987	OTHER	800	06/16/2011
20080527	H/AC	3,800	04/02/2008
20042133	REPAIR/RRF	4,000	11/12/2004
P041087	REMODEL	2,000	06/14/2004
3734B	N/A	1,000	06/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2726/174	7/18/2024	WD	Q	V	01	475,000
GRANTOR: FORYSIAK MAREK & SUZA						
GRANTEE: KING DANIEL T & MAR						
2461/1505	5/14/2021	TD	Q	V	01	315,000
GRANTOR: KERNS DAVID & LISA 20						
GRANTEE: FORYSIAK MAREK & SU						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0		R-2	56.00	110.00	56.00	FF		1.00	1.00	0.80	7,000.00	5,600.00	313,600							

REVIEW DATE 03/20/2024 BY MLU Total Acres: 0.00 Total Land Value: 313,600 Market: 0 Agricultural: 0 Common: 313,600 PRINTED 08/06/2024 BY SYS