

KENDRICK-OWENS CAROLYN/OWENS FRANK D  
2600 LANES BRIDGE RD  
JESUP, GA 31545

**00-00-31-1390-0006-0000**



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structure03WD FR STUC 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type070514080304CONC TILE 100 DRYWALL 100 CARPET 80 SHT VINYL 20 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame025 100 3 100 WOOD FRAME 100

Stories Units Occupancy2.002. 100 0 100 NONE 100

Quality05Quality Level 05

DOR CODE0800MULTI-FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1043.00

TOTALS5,0533,123386,184

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDATE ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10812CONCRETE C00003,254.00SF4.004.00100199319933668,591

21126CB/STC 8"00723216.00SF8.008.00100199319933661,140

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR0R-275.00155.0075.00FF1.001.001.004,500.004,500.00337,500

REVIEW DATE06/06/2024BYKBA

Total Acres: 0.00Total Land Value: 337,500Market: 0Agricultural: 0Common: 337,500

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

2700013,123116.3800145.48454,334199319930015.0085.00

1 DUPLEX - 0% - 0Heated Area: 2381HX Base Yr

HXC 1993FCP 1993HXY 1993HXB 1993HXP 1993HXU 1993BAS 1993

HXB 1993SFB 1993HXC 1993HXU 1993HXP 1993HXB 1993HXY 1993

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

03/13/2024MLU

TOTALS5,0533,123386,184

2995 1ST AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE386,184

TOTAL MARKET OB/XF VALUE9,731

TOTAL LAND VALUE - MARKET337,500

TOTAL MARKET VALUE733,415

SOH/AGL Deduction293,208

ASSESSED VALUE440,207

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE440,207

TOTAL JUST VALUE733,415

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE680,592

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1872/03968/09/2013WDQI02241,600

GRANTOR: ZUPAN NORBERT M & DOR

GRANTEE: KENDRICK-OWENS CARO

0610/070310/23/1990WDQV22,000

GRANTOR: HUTTO WM B JR & RUTH

GRANTEE: ZUPAN NORBERT & D K

BUILDING NOTES

BUILDING DIMENSIONS

HXY=[YR=1993] W28 S10 HXU=[YR=1993] W4 BAS=[YR=1993] W24 S35 E24 HX0=[YR=1993] D6 L2 E12 L2 U6 W8 \$ E1 N5 W1 N30 \$ S21 E8 N21 W4 \$ E4 HXB=[YR=1993] S21 W8 S9 E8 S5 E24 N35 W24 \$ E24 N10 \$PTR= N10 FCP=[YR=1993] N21 HXC=[YR=1993] N14 W28 S3 E8 S11 E20 \$ W20 SFB=[YR=1993] N11 W8 HXB=[YR=1993] W8 S11 E4 N2 E4 N9\$ S9 E4 S2 E4 \$ W4 HXU=[YR=1993] N2 W8 S8 E8 N6 \$ S6 W4 HXC=[YR=1993] W4 N6 W4 N11 E8 N3 W28 S35 E28 N15 \$ S15 E28 \$ S10 \$ PTR= E15 HXU=[YR=2007] E8 HXB=[YR=1993] E28 S18 W16 HXP=[YR=1993] S9 W20 N11 E20 S2 \$ N2 W12 N16 \$ S16 W8 N16 \$ W15 \$ .