LOT 23
THE ISLANDS CLUB SUB PB 4/106

WOOD CHARLES M & RHONDA A
5015 KATHRYN DRIVE
MACON, GA 31210

2024

00-00-31-142A-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06

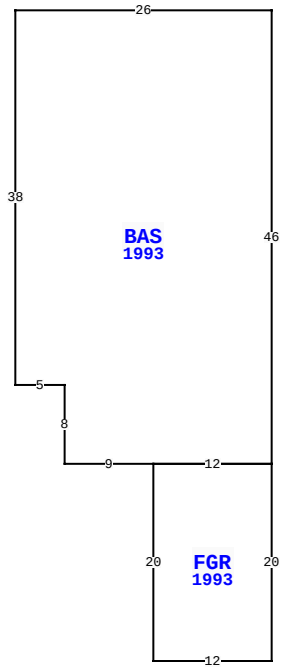
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,156	100	1,156	222,189
FGR	240	55	132	25,371
TOTALS	1,396		1,288	247,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,288	168.0494	210.06	270,557	1982	2005	0	0	0	8.50	91.50

1 SNGL FAM – 0% - 0 Heated Area: 1156 HX Base Yr



2706 W 3RD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	247,560
TOTAL MARKET OB/XF VALUE	4,473
TOTAL LAND VALUE - MARKET	190,000
TOTAL MARKET VALUE	442,033
SOH/AGL Deduction	0
ASSESSED VALUE	442,033
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	442,033
TOTAL JUST VALUE	442,033
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	440,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111142	2.5 TON H/AC ONLY	2,645	07/13/2011
20102105	HARDY SIDING ONLY	13,000	12/08/2010
20072254	REPIPE PRESSURE L	2,000	12/18/2007
20052409	SIDING & WINDOWS	4,000	08/09/2005
20020642	REROOF	3,000	04/13/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2353/1456	4/11/2020	WD	Q	I	01	319,000
GRANTOR: FORTH SHERRY RREVOCAB						
GRANTEE: WOOD CHARLES M & RH						
1683/1022	6/17/2010	QC	U	I	11	100
GRANTOR: FORTH SHERRY C						
GRANTEE: FORTH SHERRY C L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S38 E5 S8 E9 FGR=[YR=1993] S20 E12 N20 W12$ E12 N46$.

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	0810	CONCRETE A	0	0	0	0	718.00	SF	6.50	6.50	100	1982	1982	3	38	1,773	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803	
3	1126	CB/STC 8"	0	0	10	3	30.00	SF	8.00	8.00	100	1982	1982	3	38	91	
4	0850	PEBBLE WLK	0	0	46	4	184.00	SF	3.50	3.50	100	1982	1982	3	38	245	
5	0850	PEBBLE WLK	0	0	10	9	90.00	SF	3.50	3.50	100	1982	1982	3	38	120	
6	1126	CB/STC 8"	0	0	29	5	145.00	SF	8.00	8.00	100	1982	1982	3	38	441	

LAND DESCRIPTION

TOTAL OB/XF 4,473

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	0006	R-3	45.00	100.00	1.00	LT		1.00	1.00	1.00	190,000.00	190,000.00	190,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/06/2024 BY SYS