

GRAY JOSEPH B & JANE L
2206 HALL AVE
TIFTON, GA 31794

00-00-31-1460-0019-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																														
CONSTRUCTION										VALUATION SUMMARY										VALUATION SUMMARY																														
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																												
Exterior Wall	16	WD FR STUC 60								0500	01	2,025	126.1554	189.23	383,191	1955	2000		0	0	11.50	88.50	VALUATION BY																											
Exterior Wall	23	REINF CONC 40								1 SFR CUST - 0% - 0										Heated Area: 1950										HX Base Yr										STANDARD										
Roof Structur	03	GABLE/HIP 100																												Tax Group: 2										Tax Dist:										
Roof Cover	03	COMP SHNGL 100																												BUILDING MARKET VALUE										339,124										
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE										22,137										
Interior Floo	15	HARDTILE 60																												TOTAL LAND VALUE - MARKET										990,000										
Interior Floo	14	CARPET 40																												TOTAL MARKET VALUE										1,351,261										
Air Condition	03	CENTRAL 100																												SOH/AGL Deduction										26,964										
Heating Type	04	AIR DUCTED 100																												ASSESSED VALUE										1,324,297										
Bedrooms		4 100																												TOTAL EXEMPTION VALUE										0										
Bathrooms		3 100																												BASE TAXABLE VALUE										1,324,297										
Frame	03	MASONRY 100																												TOTAL JUST VALUE										1,351,261										
Stories	1.5	1.5 100																												NCON VALUE										0										
Units		0 100																												INCOME VALUE																				
BUD8 Adjustme	02	DIST FB 100																												PREVIOUS YEAR MKT VALUE										1,247,200										
Occupancy	00	NONE 100																																																
Quality		04	Quality Level 04																																															
DOR CODE		0100	SINGLE FAMILY																																															
MAP NUM			MKT AREA																																															
NEIGHBORHOOD/LOC		1051.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																														
BAS	725	100	725	121,415																																														
FOP	250	30	75	12,560																																														
FUS	975	100	975	163,282																																														
FUS	250	100	250	41,868																																														
TOTALS		2,200	2,025	339,124																																														
EXTRA FEATURES										1584 S FLETCHER AVE, FERNANDINA BEACH										BLD DATE										LGL DATE																				
																				XF DATE										LAND DATE																				
																				INC DATE										AG DATE																				
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	0810	CONCRETE A	0	0	0	245.00	SF	6.50	6.50	100	2005	2005	3	86	1,370																																			
2	0810	CONCRETE A	0	0	0	1,115.00	SF	6.50	6.50	100	2005	2005	3	86	6,233																																			
3	0825	BRICK	0	0	0	215.00	SF	12.50	12.50	100	2005	2005	3	96	2,580																																			
4	1244	WD DECK EX	0	0	0	321.00	SF	37.00	37.00	100	2005	2005	3	40	4,751																																			
5	0416	DUNEWALKS	0	0	104	4		416.00	SF	27.00	27.00	2005	2005	3	24	2,696																																		
6	1076	TRELLIS A	0	0	0	464.00	SF	7.50	7.50	100	2005	2005	3	40	1,392																																			
7	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115																																			
LAND DESCRIPTION										TOTAL OB/XF										22,137																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																										
1	000120	C	SFR OCN FT	0	00006	R-1	60.00	150.00	60.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	990,000																																	