LOT 28A
IN OR 1449/1404
NATURES WALK PB 5/202

SLAPPEY GEORGE E JR & NANCY B
120 COVEY DRIVE
WARNER ROBBINS, GA 31088

2024

00-00-31-147L-028A-0000

BUILDING CHARACTERISTICS

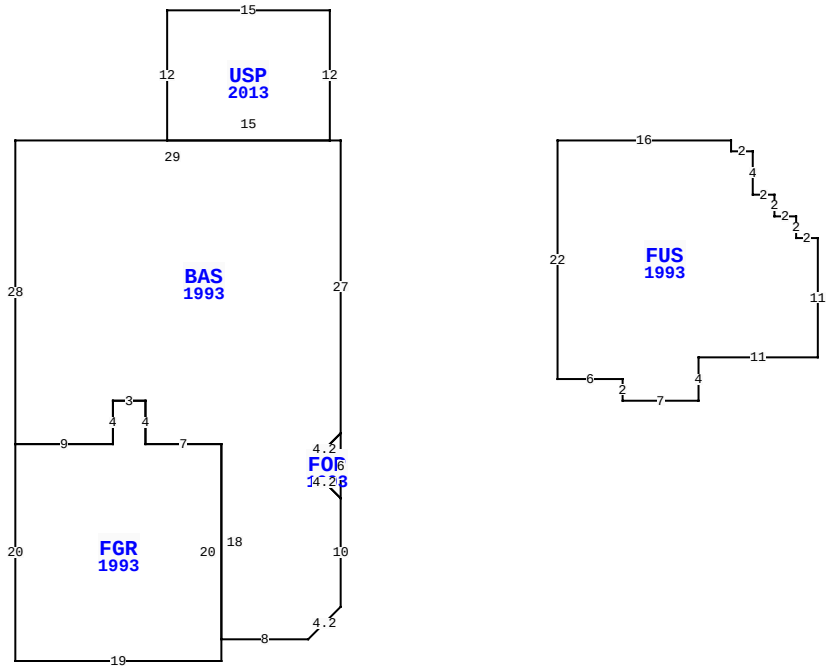
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,013	100	1,013	89,719
FGR	392	55	216	19,131
FOP	9	30	3	266
FUS	476	100	476	42,158
USP	180	30	54	4,782
TOTALS	2,070		1,762	156,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,762	110.2000	104.69	184,464	1991	1991	0	0	0	15.40	84.60

1 TOWNHOUSE - 0% - 0 Heated Area: 1489 HX Base Yr



2091 NATURES BEND DR A, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 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	156,057
TOTAL MARKET OB/XF VALUE	5,223
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	311,280
SOH/AGL Deduction	26,195
ASSESSED VALUE	285,085
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	285,085
TOTAL JUST VALUE	311,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112248	XFOB	784	12/20/2011
20112249	XFOB	300	12/20/2011
20102120	REPAIR/RRF	3,000	12/13/2010
20100888	H/AC	3,000	06/01/2010
6441	NEW CONSTR	120,040	03/26/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/1404	10/04/2006	WD	Q	I		255,000
GRANTOR: NORTON BEVERLY A ETAL						
GRANTEE: SLAPPEY GEORGE E JR						
1061/1829	6/12/2002	WD	Q	I		152,000
GRANTOR: RAXTER JANICE						
GRANTEE: WOOD MARY EVELYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 USP=[YR=2013] N12 W15 S12 E15$ W29 S28 FGR=[YR=1993] S20 E19 N20 W7 N4 W3 S4 W9$ E9 N4 E3 S4 E7 S18 E8 U3 R3 N10 FOP=[YR=1993] N6 L3 D3 R3 D3 $ L3 U3 R3 U3 N27$ PTR=E20 FUS=[YR=1993] E16 S1 E2S4 E2 S2 E2 S2 E2 S11 W11 S4 W7 N2 W6 N22$ W20$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
2	0811	CONCRETE B	0	0	0	0	860.00	SF	5.20	5.20	100	1991	1991	3	62	2,773	

LAND DESCRIPTION

TOTAL OB/XF 5,223

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-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS