

LOT 32A
IN OR 2163/253
NATURES WALK PB5/202

SNYDER KENT J & SAMANTHA L
1106 WASHINGTON CT
WOODSTOCK, GA 30188

2024

00-00-31-147L-032A-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1029.00
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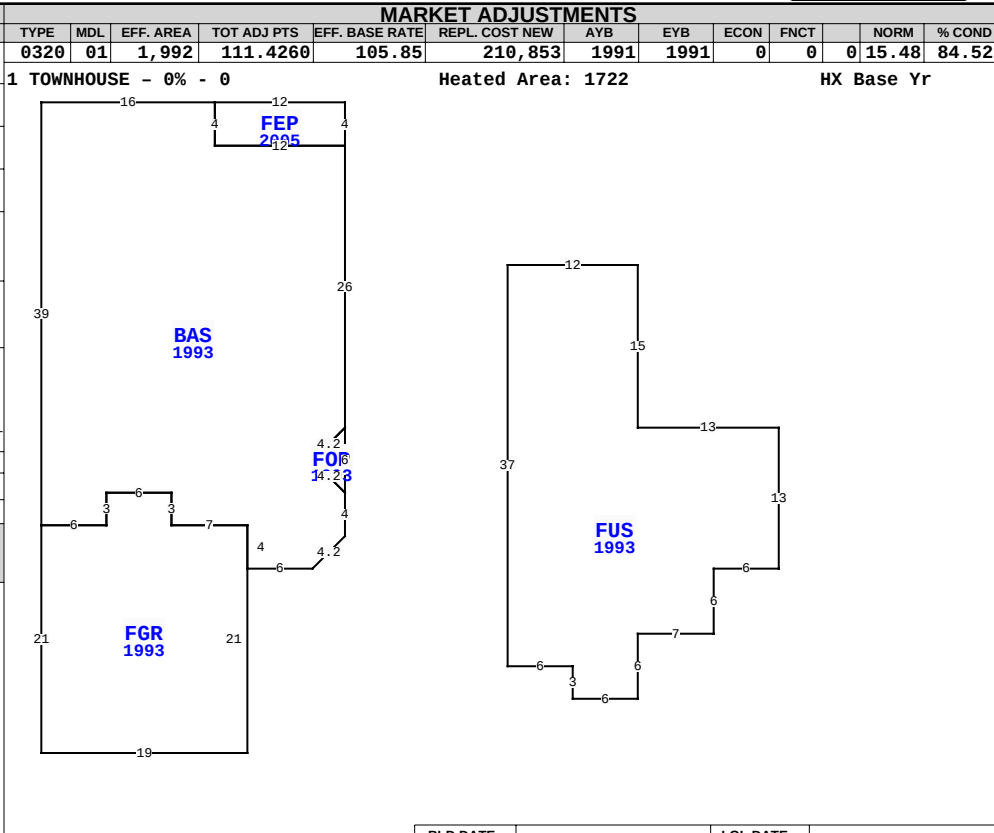
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,049	100	1,049	93,848
FEP	48	80	38	3,399
FGR	417	55	229	20,488
FOP	9	30	3	269
FUS	673	100	673	60,210

TOTALS	2,196		1,992	178,213
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	48	16	768.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	43	3	33.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	60	3	180.00	SF	6.50	6.50	
5	0756	FEP	0	0	8	12	96.00	SF	27.00	27.00	
6	0755	FSP	0	0	8	8	64.00	SF	20.00	20.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	R-1	0.00	0.00	1.00	UT	

REVIEW DATE	05/12/2019	BY	KBA
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2039 NATURES BEND DR	A, FERNANDINA BEACH	03/19/2024	MLU
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UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
768.00	SF	6.50	6.50	100	1991	1991	3	62	3,095	
33.00	SF	6.50	6.50	100	1991	1991	3	62	133	
180.00	SF	6.50	6.50	100	2005	2005	3	86	1,006	
96.00	SF	27.00	27.00	100	2005	2005	3	24	622	
64.00	SF	20.00	20.00	100	2005	2005	3	24	307	

TOTAL OB/XF												7,613	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DP TH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
06	R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	150,000.00	150,000.00	1	

Total Acres: 0.00	Total Land Value: 150,000	Market: 0	Agricultural: 0	Common: 150,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		178,213	
TOTAL MARKET OB/XF VALUE		7,613	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		335,826	
SOH/AGL Deduction		24,654	
ASSESSED VALUE		311,172	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		311,172	
TOTAL JUST VALUE		335,826	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		282,884	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122177	REROOF W/30YR ARC	4,000	10/22/2012
20122110	H/AC	2,500	10/12/2012
20021272	INSTALL 4 OUTLETS	0	07/23/2002
20021222	ENCLOSE PORCH	0	07/16/2002
6603	NEW CONSTR	122,000	06/17/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2163/0253	12/08/2017	WD	Q	I	02
GRANTOR: ZVOCH THOMAS B & MARG					
GRANTEE: SNYDER KENT J & SAM					
1685/0261	6/15/2010	WD	U	I	14
GRANTOR: ZVOCH THOMAS B					
GRANTEE: ZVOCH THOMAS B & MA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FEP=[YR=2005] W12 BAS=[YR=1993] W16 S39 FGR=[YR=1993] S21 E19 N21 W7 N3 W6 S3 W6 \$ E6 N3 E6 S3 E7 S4 E6 U3 R3 N4 FOP=[YR=1993] N6 L3 D3 D3 R3 \$ U3 L3 U3 R3 N26 W12 N4 \$ S4 E12N4 \$ PTR= E15S15 FUS=[YR=1993] S37E6S3E6N6E7N6E6N13W13N15W12\$ N15W15\$.											