BLK 3 LOT 1 & PT JOHN BACHELOT
GRANT SEC 14-3N-29E
IN OR 2458/1941

MARSHALL JACQUELINE A
1805 PROVIDENCE FARMS LANE
ALPHARETTA, GA 30009

2024

00-00-31-1520-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

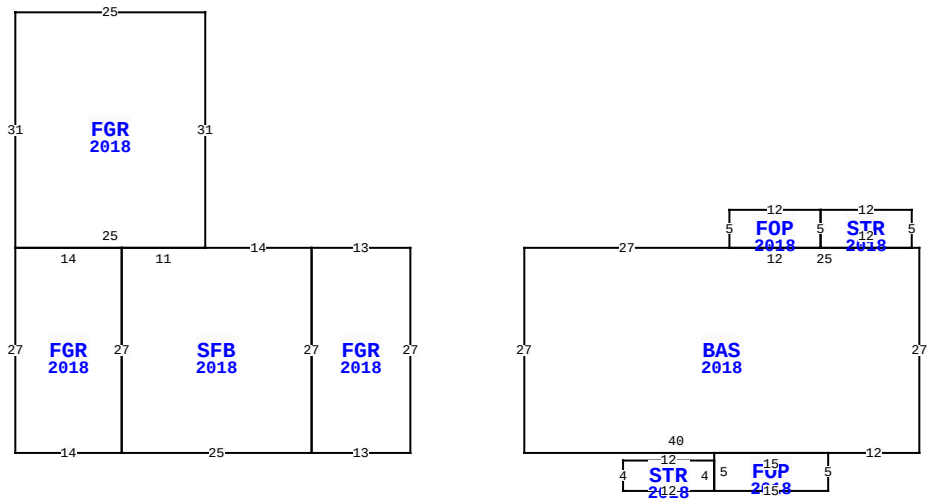
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1057.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	245,684
FGR	351	55	193	33,773
FGR	378	55	208	36,397
FGR	775	55	426	74,546
FOP	60	30	18	3,150
FOP	75	30	22	3,849
SFB	675	80	540	94,494
STR	48	10	5	875
STR	60	10	6	1,050
TOTALS	3,826		2,822	493,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,822	119.0400	178.56	503,896	2018	2018	0	0	0	2.00	98.00

1 SFR CUST – 0% - 0 Heated Area: 1944 HX Base Yr



421 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	493,818
TOTAL MARKET OB/XF VALUE	18,238
TOTAL LAND VALUE - MARKET	428,400
TOTAL MARKET VALUE	940,456
SOH/AGL Deduction	0
ASSESSED VALUE	940,456
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	940,456
TOTAL JUST VALUE	940,456
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	891,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171768	CO ISSUED	0	05/29/2018
20171768	NEW CONSTR	261,096	06/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2458/1941	4/30/2021	WD	Q	I	02	795,000
GRANTOR: ZAENGLEIN JAMES M						
GRANTEE: MARSHALL JACQUELINE						
2040/0538	4/13/2016	WD	U	V	37	65,000
GRANTOR: ROBINSON FAYE ET AL						
GRANTEE: ZAENGLEIN JAMES M						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W13 SFB=[YR=2018] W14 FGR=[YR=2018] N31 W25 S31 FGR=[YR=2018] S27 E14 N27 W14$ E25$ W11 S27 E25 N27$ S27 E13 N27$ PTR=E15 BAS=[YR=2018] E27 FOP=[YR=2018] N5 E12 STR=[YR=2018] E12 S5 W12 N5$ S5 W12$ E25 S27 W12 FOP=[YR=2018] S5 W15 STR=[YR=2018] W12 N4 E12 S4$ N5 E15$ W40 N27$ W15$.

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	0855	CONC PAVER	0	0	0	0	1,560.00	SF	7.00	7.00	100	2018	2018	3	97	10,592	
2	0855	CONC PAVER	0	0	0	0	1,126.00	SF	7.00	7.00	100	2018	2018	3	97	7,646	

LAND DESCRIPTION

TOTAL OB/XF 18,238

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	75.00	148.00	75.00	FF		1.00	1.00	0.89	6,400.00	5,712.00	428,400							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 428,400 Market: 0 Agricultural: 0 Common: 428,400 PRINTED 08/06/2024 BY SYS