

BLOCK 7 LOT 6
IN OR 2219/345
OCEAN CITY N PB 2/38

EL VENTURES LLC
PO BOX 575
HOMERVILLE, GA 31634

2024

00-00-31-1520-0007-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	07	SPECIAL 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	44	15	7	1,330
BAL	571	15	86	16,335
BAS	1,366	100	1,366	259,465
FCP	400	25	100	18,995
FCP	420	25	105	19,944
FOP	24	30	7	1,330
FOP	184	30	55	10,447
FST	200	55	110	20,894
STR	48	10	5	950
STR	52	10	5	950
TOTALS	3,309		1,846	350,639

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	780.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	0	0	276.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	0	0	580.00	SF	6.50	6.50	
4	1242	WD DECK A	0	0	3	4	12.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000120	C	SFR OCN FT	0	0006	R-1	75.00	80.00	75.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	1,846	162.5200	203.15	375,015	1986	2010	0	0	6.50	93.50
1 SNGL FAM - 0% - 0											
Heated Area: 1366											
HX Base Yr											
BLD DATE: 05/07/2024 MLU											

TOTAL OB/XF											
6,708											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			350,639
TOTAL MARKET OB/XF VALUE			6,708
TOTAL LAND VALUE - MARKET			1,237,500
TOTAL MARKET VALUE			1,594,847
SOH/AGL Deduction			386,052
ASSESSED VALUE			1,208,795
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,208,795
TOTAL JUST VALUE			1,594,847
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,466,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162997	REMODEL	18,400	11/02/2016
20122064	H/AC	4,024	10/08/2012
20120982	REPLACE ENTRY STA	3,500	05/31/2012
20120540	REPLACE DECK	16,500	03/30/2012
20110391	WINDOWS, DOORS, SID	4,100	03/18/2011
20012122	REROOF	2,100	09/26/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2219/0345	8/21/2018	WD Q	I	01	
GRANTOR: FENDER DANA E & HOPE					
GRANTEE: EL VENTURES LLC					
2141/0031	7/26/2017	TD U	I	11	100
GRANTOR: FENDER DANA E REVOCAB					
GRANTEE: FENDER DANA E & HOP					

BUILDING NOTES											
BUILDING DIMENSIONS											
FCP=[YR=1993] W20 FST=[YR=1993] W10 FCP=[YR=1994] W21 S20 E21 N20\$ S20 E10 N20 \$ S20 E20 N20 \$ PTR= E15 BAL=[YR=1994] E36 STR=[YR=1993] N12 E4 S12 W4\$ E19 S13 BAS=[YR=1993] S26 W19 STR=[YR=1994] S4 W13 BAL=[YR=1994] W11 N4 E2 FOP=[YR=1993] N3 E8 S3 W8\$ E9 S4\$ N4 E13\$ W14 N3 W8 S3 W14 N26 E12 FOP=[YR=1993] N6 E24 S6 W2 D2 L2 W18 U2 L2 \$ D2 R2 E18 U2 R2 E21\$ W19 N6 W24 S6 W12 N13\$ W15 \$.											