BLK 8 LOT 6
IN OR 1932/1421
OCEAN CITY S/D DBK U/384

CANTRELL DONALD JR & KRISTY
125 EASTHAM HILLS RD
CLARKESVILLE, GA 30523

2024

00-00-31-1520-0008-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

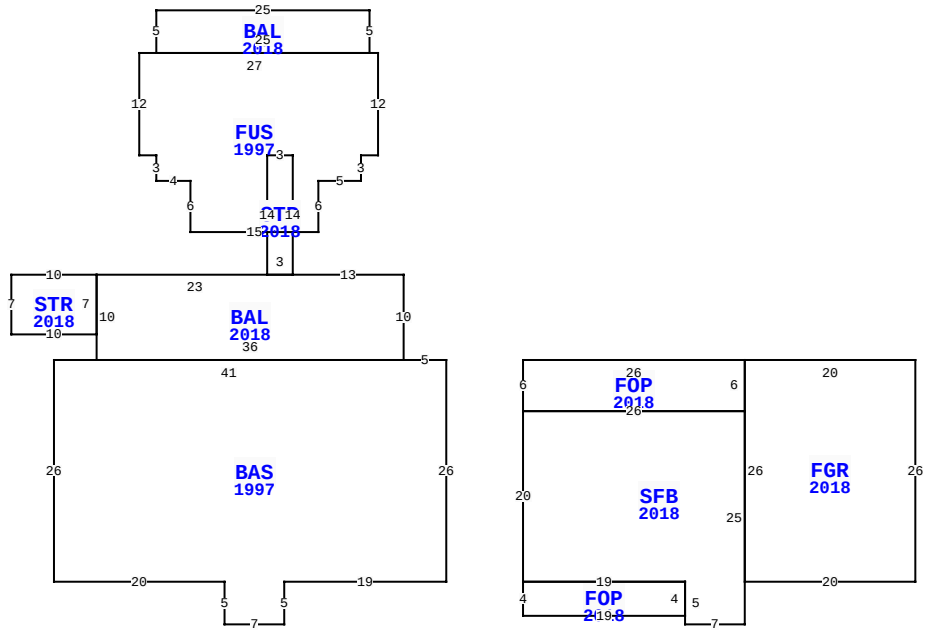
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	125	15	19	3,075
BAL	360	15	54	8,741
BAS	1,231	100	1,231	199,254
FGR	520	55	286	46,293
FOP	76	30	23	3,723
FOP	156	30	47	7,607
FUS	498	100	498	80,608
SFB	555	80	444	71,868
STR	42	10	4	648
STR	70	10	7	1,133
TOTALS	3,633		2,613	422,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,613	117.9360	176.90	462,240	1997	2005	0	0	0	8.50	91.50

1 SFR CUST – 0% - 0 Heated Area: 2173 HX Base Yr



670 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	422,950
TOTAL MARKET OB/XF VALUE	13,661
TOTAL LAND VALUE - MARKET	1,237,500
TOTAL MARKET VALUE	1,674,111
SOH/AGL Deduction	374,813
ASSESSED VALUE	1,299,298
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,299,298
TOTAL JUST VALUE	1,674,111
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,542,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170872	REMODEL	175,000	03/27/2017
20080387	ELEC OTHER	1,200	03/13/2008
20080324	REPAIR/RRF	1,700	03/03/2008
20061130	REROOF W/30YR SHN	2,400	05/24/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1932/1421	8/15/2014	WD	Q	I	02	785,000
GRANTOR: GOODMAN LARRY S & SAN						
GRANTEE: CANTRELL DONALD JR						
0741/0450	10/09/1995	WD	Q	V		72,000
GRANTOR: ITT RAYONIER INC						
GRANTEE: GOODMAN LARRY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W5 BAL=[YR=2018] N10 W13 STR=[YR=2018] N14 W3 S14 E3$ W23 STR=[YR=2018] W10 S7 E10 N7$ S10 E36 $ W41 S26 E20 S5 E7 N5 E19 N26 $ PTR= N15W15 FUS=[YR=1997] N6 E5 N3 E2 N12 W1 BAL=[YR=2018] N5 W25 S5 E25$ W27 S12 E2 S3 E4 S6 E15$ E15S15$ PTR=E55 FGR=[YR=2018] W20 FOP=[YR=2018] W26 S6 SFB=[YR=2018] S20 FOP=[YR=2018] S4 E19 N4 W19$ E19 S5 E7 N25 W26$ E26 N6$ S26 E20 N26$ W55$.

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	1,722.00	SF	7.00	7.00	100	2018	2018	3	97	11,692	
2	0855	CONC PAVER	0	0	0	0	212.00	SF	7.00	7.00	100	2018	2018	3	97	1,439	
3	0855	CONC PAVER	0	0	0	0	78.00	SF	7.00	7.00	100	2018	2018	3	97	530	

LAND DESCRIPTION

TOTAL OB/XF 13,661

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	000120	C	SFR OCN FT	0	0006	R-1	75.00	80.00	75.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,237,500							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,237,500 Market: 0 Agricultural: 0 Common: 1,237,500 PRINTED 08/06/2024 BY SYS