BLOCK 22 LOT 12
OCEAN CITY SOUTH PORTION R/P
PBK 2/39

LAUDERDALE LIVING TRUST/LAUDERDALE DAVID TRUSTEE
873 SOUTHERN SHORT DR
PEACHTREE CITY, GA 30269

2024

00-00-31-1540-0022-0120

BUILDING CHARACTERISTICS

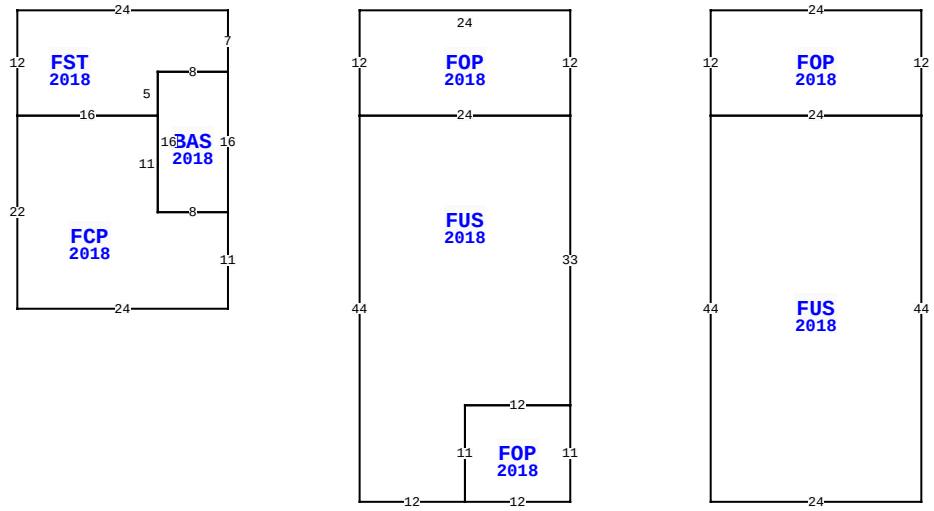
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	128	100	128	26,932
FCP	440	25	110	23,145
FOP	132	30	40	8,416
FOP	288	30	86	18,095
FOP	288	30	86	18,095
FST	248	55	136	28,615
FUS	924	100	924	194,415
FUS	1,056	100	1,056	222,189
TOTALS	3,504		2,566	539,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,566	143.1341	214.70	550,920	2018	2018	0	0	0	2.00	98.00

1 SFR CUST – 0% - 0 Heated Area: 2108 HX Base Yr



2820 KENTUCKY AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	539,902
TOTAL MARKET OB/XF VALUE	1,233
TOTAL LAND VALUE - MARKET	168,750
TOTAL MARKET VALUE	709,885
SOH/AGL Deduction	0
ASSESSED VALUE	709,885
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	709,885
TOTAL JUST VALUE	709,885
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	685,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171158	CO ISSUED	0	02/09/2018
20171158	NEW CONSTR	267,326	04/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2714/964	5/01/2024	WD	U	I	11	100
GRANTOR: LAUDERDALE DAVID A &						
GRANTEE: LAUDERDALE LIVING T						
2088/0600	12/09/2016	WD	Q	V	01	165,000
GRANTOR: REMUS RODNEY ZAINE JR						
GRANTEE: LAUDERDALE DAVID A						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2018] W24 S12 FCP=[YR=2018] S22 E24 N11 BAS=[YR=2018] N16 W8 S16 E8$ W8 N11 W16$ E16 N5 E8 N7$ PTR= E15 FOP=[YR=2018] E24 S12 FUS=[YR=2018] S33 FOP=[YR=2018] S11 W12 N11 E12$ W12 S11 W12 N44 E24$ W24 N12$ W15$ PTR=E55 FOP=[YR=2018] E24 S12 FUS=[YR=2018] S44 W24 N44 E24$ W24 N12$ 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	102.00	SF	10.00	10.00	100	2018	2018	3	97	989	
2	0855	CONC PAVER	0	0	3	12	36.00	SF	7.00	7.00	100	2018	2018	3	97	244	

LAND DESCRIPTION

TOTAL OB/XF 1,233

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	0007	R-1	75.00	100.00	75.00	FF		1.00	1.00	1.00	2,250.00	2,250.00	168,750							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 168,750 Market: 0 Agricultural: 0 Common: 168,750 PRINTED 08/06/2024 BY SYS