BLOCK 24 LOT 5
IN OR 1932/1156
OCEAN CITY SOUTH PRT PB 2/39

BROOKS J KEVIN & BONNIE J
410 HAWKINS ISLAND DR
ST SIMONS ISLAND, GA 31522

2024

00-00-31-1540-0024-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

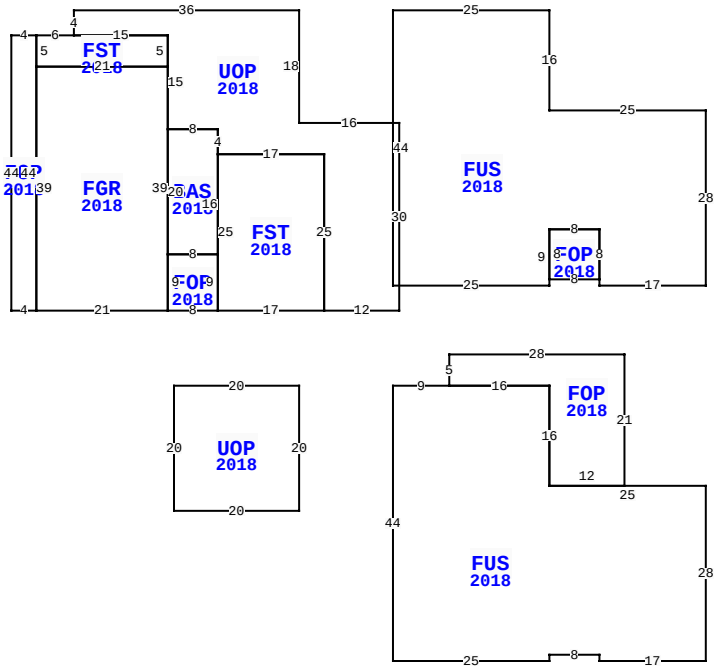
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	02	SHED 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Foundation	06	PIERS CONC 100
Bedrooms		4 100
Bathrooms		5 100
Frame	04	REIN CONC 100
Stories	3.	3. 100
Units		0 100
Quality	06	Quality Level 06
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
BAS	160	100	160	58,453
FGR	819	55	450	164,399
FOP	64	30	19	6,942
FOP	72	30	22	8,037
FOP	176	30	53	19,362
FOP	332	30	100	36,533
FST	105	55	58	21,189
FST	425	55	234	85,488
FUS	1,728	100	1,728	631,290
FUS	1,792	100	1,792	654,671
TOTALS	6,964		4,874	1,780,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,874	249.2882	373.93	1,822,535	2018	2018	0	0	0	2.30	97.70

1 SFR CUST – 0% - 0 Heated Area: 3680 HX Base Yr



** This building has 12 Sub-Areas

1214 S FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,780,617
TOTAL MARKET OB/XF VALUE	73,567
TOTAL LAND VALUE - MARKET	1,237,500
TOTAL MARKET VALUE	3,091,684
SOH/AGL Deduction	156,939
ASSESSED VALUE	2,934,745
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,934,745
TOTAL JUST VALUE	3,091,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,900,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163485	SWIM POOL	30,000	12/20/2016
20162684	NEW CONSTR	489,132	09/29/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1932/1156	8/15/2014	WD	Q	V	01	575,000
GRANTOR: TYNDALL DAVID R						
GRANTEE: BROOKS J KEVIN & BO						
1312/0968	4/26/2005	WD	Q	V		895,000
GRANTOR: HANNON LAWRENCE & BER						
GRANTEE: TYNDALL DAVID R						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2018] W36 S4 FST=[YR=2018] W6 FOP=[YR=2018] W4 S44 E4 FGR=[YR=2018] E21 FOP=[YR=2018] E8 FST=[YR=2018] E17 N25 W17 BAS=[YR=2018] N4 W8 S20 E8 N16$ S25$ N9 W8 S9$ N39 W21 S39$ N44$ S5 E21 N5 W15$ E15 S15 E8 S4 E17 S25 E12 N30 W16 N18$ PTR=E15 FUS=[YR=2018] E25 S16 E25 S28 W17 N1 FOP=[YR=2018] W8 N8 E8 S8$ N8 W8 S9 W25 N44$ W15$ PTR=E15 S60 FUS=[YR=2018] E9 FOP=[YR=2018] N5 E28 S21 W12 N16 W16$ E16 S16 E25 S28 W17 N1 W8 S1 W25 N44$ W15 N60$ PTR=S60 UOP=[YR=2018] W20 S20 E20 N20$ N60$.

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	1,993.00	SF	10.00	10.00	100	2018	2018	3	97	19,332	
2	0861	POOL GUNIT	0	0	16	18	288.00	SF	170.00	170.00	100	2018	2018	3	87	42,595	
3	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2018	2018	3	100	10,000	
4	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	82	1,640	

LAND DESCRIPTION

TOTAL OB/XF 73,567

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	150.00	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