LOT 1
PT OR 1725/603
OCEANS EIGHT PB 5/41

MAGILL CAROL BROCK
1840 GRIST STONE COURT
ATLANTA, GA 30307

2024

00-00-31-155E-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

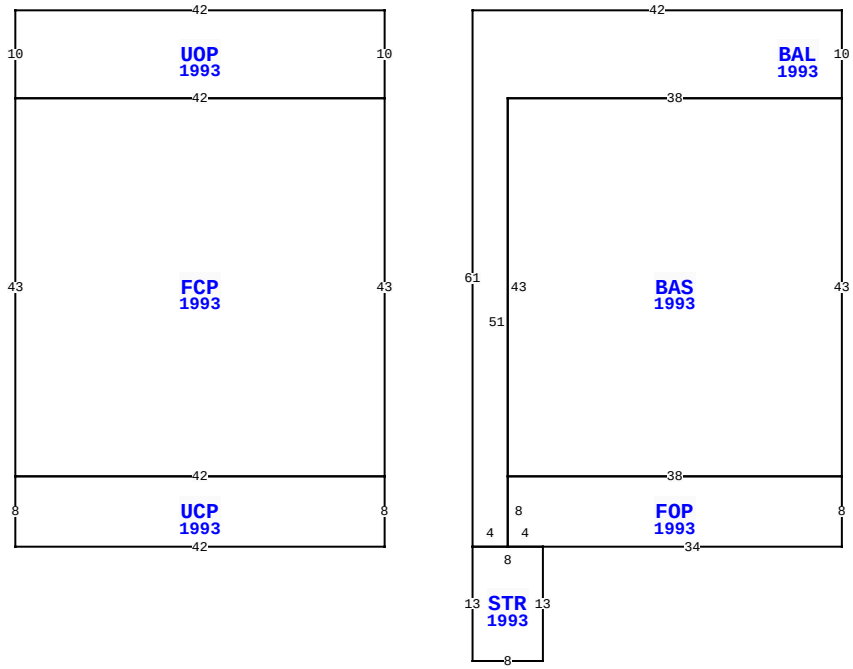
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	1.	1. 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	1056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	624	15	94	13,535
BAS	1,634	100	1,634	235,280
FCP	1,806	25	452	65,083
FOP	304	30	91	13,103
STR	104	10	10	1,440
UCP	336	20	67	9,647
UOP	420	20	84	12,095
TOTALS	5,228		2,432	350,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,432	111.6220	167.43	407,190	1992	1995	0	0	0	14.00	86.00

1 SFR CUST – 0% - 0 Heated Area: 1634 HX Base Yr



1415 N FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	350,183
TOTAL MARKET OB/XF VALUE	9,676
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	809,859
SOH/AGL Deduction	128,558
ASSESSED VALUE	681,301
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	681,301
TOTAL JUST VALUE	809,859
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	794,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110199	H/AC	1,500	02/10/2011
20052256	ELEC OTHER	1,000	07/19/2005
20051979	REMODEL	10,000	06/13/2005
20020458	REPAIR/RRF	2,000	03/18/2002
6933	NEW CONSTR	50,540	03/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1725/0603	2/11/2011	WD	U	I	16	440,000
GRANTOR: BATTEN RONNIE M & ANG						
GRANTEE: MAGILL CAROL BROCK						
0884/0264	5/21/1999	WD	U	I	09	230,000
GRANTOR: TAYLOR TROY L & YVONN						
GRANTEE: BATTEN RONNIE M & A						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W42 S10 FCP=[YR=1993] S43 UCP=[YR=1993] S8 E42 N8 W42$E42 N43 W42$E42 N10$ PTR=E10 BAL=[YR=1993] E42 S10 BAS=[YR=1993] S43 FOP=[YR=1993] S8 W34STR=[YR=1993] S13W8N13E8$W4 N8 E38$W38 N43 E38$W38 S51W4N61 $ W10$.

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	0810	CONCRETE A	0	0	0	0	2,172.00	SF	6.50	6.50	100	1992	1992	3	64	9,036	
2	1242	WD DECK A	0	0	4	4	32.00	SF	10.00	10.00	100	1992	1992	3	20	64	
3	0940	SHEDS/PORT	0	0	8	12	96.00	SF	30.00	30.00	100	2000	2000	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 9,676

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-1	50.00	170.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	450,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS