

S 32FT OF LOT 4
IN OR 1754/1748
OCEAN HILLS PBK 5/372

SMITH ANN MARIE/JOHNSON KEITH
1200 N TOOMBS ST
VALDOSTA, GA 31601

2024

00-00-31-155H-0004-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

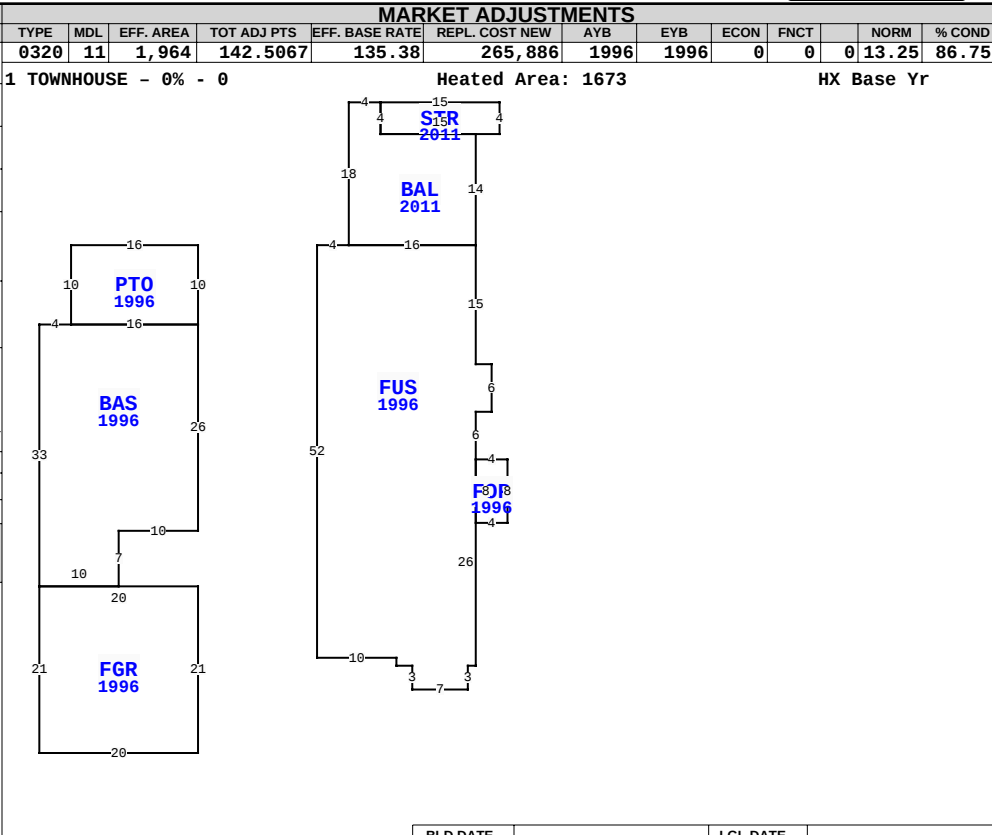
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	240	15	36	4,228
BAS	590	100	590	69,291
FGR	420	55	231	27,129
FOP	32	30	10	1,175
FUS	1,083	100	1,083	127,190
PTO	160	5	8	940
STR	60	10	6	704
TOTALS	2,585		1,964	230,656

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	769.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	0	0	84.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	OTHER ADJUSTMENTS AND NOTES
1	000100	C	SFR	0		R-2	32.00	130.00	32.00	FF	

REVIEW DATE 05/12/2019 BY KBA



2206 1ST AV	B, FERNANDINA BEACH
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	03/13/2024
AG DATE	MLU

TOTAL OB/XF											
3,272											

Total Acres: 0.00 Total Land Value: 216,000 Market: 0 Agricultural: 0 Common: 216,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	230,656		
TOTAL MARKET OB/XF VALUE	3,272		
TOTAL LAND VALUE - MARKET	216,000		
TOTAL MARKET VALUE	449,928		
SOH/AGL Deduction	81,287		
ASSESSED VALUE	368,641		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	368,641		
TOTAL JUST VALUE	449,928		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	427,304		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051384	XFOB	1,000	03/10/2005
B969808	NEW CONSTR	70,554	05/09/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1938/0608	9/16/2014	QC	U	I	11
GRANTOR: STRICKLAND ANN R					
GRANTEE: ROBAS VICTORIA B					
1938/0605	9/16/2014	QC	U	I	11
GRANTOR: ANDERSON JANE A					
GRANTEE: ROBAS VICTORIA B					

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=1996] W16 S10 BAS=[YR=1996] W4 S33 FGR=[YR=1996] S21 E20 N21 W20\$ E10 N7 E10 N26 W16\$ E16 N10\$ PTR= E15 FUS=[YR=1996] E4 BAL=[YR=2011] N18 E4 STR=[YR=2011] E15 S4 W15 N4\$ S4 E12 S14 W16\$ E16 S15 E2 S6 W2 S6 FOP=[YR=1996] E4 S8 W4 N8\$ S26 W1 S3 W7 N3 W2 N1 W10 N52\$ W15\$.											

TOTAL OB/XF											
3,272											

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