

N 28FT OF LOT 5  
IN OR 1776/1876  
OCEAN HILLS PBK 5/372

CARVER JANE H  
1515 GOLF CLUB EXT  
DOUGLAS, GA 31533-8011

2024

00-00-31-155H-0005-0010



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 08 | SHT VINYL 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| 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       | 204              | 15          | 31           | 3,630                |
| BAS       | 580              | 100         | 580          | 67,901               |
| FGR       | 299              | 55          | 164          | 19,200               |
| FOP       | 28               | 30          | 8            | 936                  |
| FUS       | 950              | 100         | 950          | 111,218              |
| PTO       | 195              | 5           | 10           | 1,171                |
| STR       | 72               | 10          | 7            | 819                  |
| TOTALS    | 2,328            |             | 1,750        | 204,876              |

| 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 | 583.00 | SF | 5.20  | 5.20           |       |
| 2              | 0810       | CONCRETE A  | 0   | 0   | 0 | 0 | 74.00  | SF | 6.50  | 6.50           |       |
| 3              | 0810       | CONCRETE A  | 0   | 0   | 6 | 3 | 18.00  | 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 | NOTES |
| 1                | 000100   | C   | SFR                  | 0   |     | R-2      | 28.00 | 130.00 | 28.00       | FF        |       |

| MARKET ADJUSTMENTS                                                  |     |           |             |                |                |      |      |      |      |       |        |
|---------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0320                                                                | 11  | 1,750     | 141.2400    | 134.18         | 234,815        | 1997 | 1997 | 0    | 0    | 12.75 | 87.25  |
| 1 TOWNHOUSE - 0% - 0 Heated Area: 1530 HX Base Yr                   |     |           |             |                |                |      |      |      |      |       |        |
|                                                                     |     |           |             |                |                |      |      |      |      |       |        |
| 2192 1ST AVE A, FERNANDINA BEACH                                    |     |           |             |                |                |      |      |      |      |       |        |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/13/2024 MLU |     |           |             |                |                |      |      |      |      |       |        |

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 2 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 2              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 204,876   |               |
| TOTAL MARKET OB/XF VALUE  |  | 2,649     |               |
| TOTAL LAND VALUE - MARKET |  | 189,000   |               |
| TOTAL MARKET VALUE        |  | 396,525   |               |
| SOH/AGL Deduction         |  | 69,050    |               |
| ASSESSED VALUE            |  | 327,475   |               |
| TOTAL EXEMPTION VALUE     |  | 0         |               |
| BASE TAXABLE VALUE        |  | 327,475   |               |
| TOTAL JUST VALUE          |  | 396,525   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  |           |               |
| PREVIOUS YEAR MKT VALUE   |  | 376,773   |               |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B9710469   | NEW CONSTR  | 72,864 | 05/02/1997 |

| 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 |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1997] W7 PTO=[YR=1997] N15 W13 S15 E13\$ W13 S29 E7<br>FGR=[YR=1997] S23 E13 N23 W13\$ E13 N29\$ PTR=E15 BAL=[YR=1998]<br>E16 S15 FUS=[YR=1997] E7 S50 W3 S2 W10 N8 FOP=[YR=1997] W7<br>N4 E7 S4\$ N4 W7 N37 STR=[YR=1998] W4 N18 E4 S18\$ N3 E13 \$ W13<br>N12 W3 N3\$ W15\$. |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |          |     |                      |     |     |          |       |        |             |           |       |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-------|
| 2,649       |          |     |                      |     |     |          |       |        |             |           |       |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | NOTES |
| 1           | 000100   | C   | SFR                  | 0   |     | R-2      | 28.00 | 130.00 | 28.00       | FF        |       |