LOT 29
IN OR 608 PG 1276
OCEAN RIDGE PB 5/103 & 104

RATTI PETER H & CATHY
191 WILSON ROAD
JACKSON, GA 30233

2024

00-00-31-155R-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

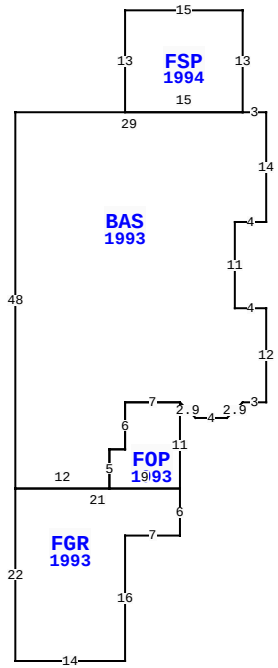
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	11	SLATE 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1075.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	157,250
FGR	350	55	192	23,296
FOP	87	30	26	3,155
FSP	195	40	78	9,464
TOTALS	1,928		1,592	193,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,592	112.6080	140.76	224,090	1988	1995	0	0	0	13.80	86.20

1 SNGL FAM – 0% - 0 Heated Area: 1296 HX Base Yr



145 IBIS CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/24/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	193,166
TOTAL MARKET OB/XF VALUE	2,133
TOTAL LAND VALUE - MARKET	260,000
TOTAL MARKET VALUE	455,299
SOH/AGL Deduction	90,134
ASSESSED VALUE	365,165
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	365,165
TOTAL JUST VALUE	455,299
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	415,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100850	REPAIR/RRF	4,000	05/24/2010
2287	NEW CONSTR	2,400	12/15/1988
5007	NEW CONSTR	57,680	09/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0608/1276	10/03/1990	WD	Q	I		99,000
GRANTOR: DESANTIS ALBERT JR						
GRANTEE: RATTI PETER & CATHY						
0559/1013	12/27/1988	WD	Q	I		91,500
GRANTOR: ALMAND CONSTRUCTION						
GRANTEE: DESANTIS ALBERT A J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 FSP=[YR=1994] N13 W15 S13 E15$ W29 S48
FGR=[YR=1993] S22 E14 N16 E7 N6 FOP=[YR=1993] N11 W7 S6 W2 S5
E9$W21$E12N5 E2 N6 E7 D2 R2 E4 U2 R2 E3 N12 W4N11 E4
N14$.

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	47	10	470.00	SF	6.50	6.50	100	1988	1988	3	54.5	1,665	
2	0810	CONCRETE A	0	0	44	3	132.00	SF	6.50	6.50	100	1988	1988	3	54.5	468	

LAND DESCRIPTION

TOTAL OB/XF 2,133

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		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	260,000.00	260,000.00	260,000							

REVIEW DATE 08/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 08/06/2024 BY SYS