LOT 36
IN OR 1620/22
OCEAN RIDGE PB 5/103 & 104

BIRCHMORE CHARLES JR & RICANNE P
4850 OAK ARBOR DRIVE
VALDOSTA, GA 31602

2024

00-00-31-155R-0036-0000

BUILDING CHARACTERISTICS

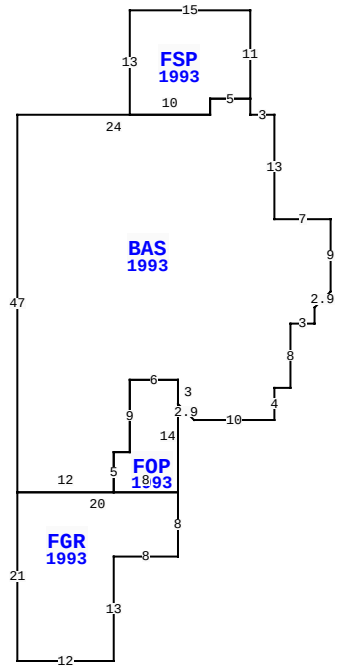
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,411	100	1,411	165,110
FGR	316	55	174	20,361
FOP	94	30	28	3,276
FSP	185	40	74	8,660
TOTALS	2,006		1,687	197,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,687	108.6000	135.75	229,010	1987	1995	0	0	0	13.80	86.20

1 SNGL FAM – 0% - 0 Heated Area: 1411 HX Base Yr



111 EIDER CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	197,407
TOTAL MARKET OB/XF VALUE	9,070
TOTAL LAND VALUE - MARKET	260,000
TOTAL MARKET VALUE	466,477
SOH/AGL Deduction	87,674
ASSESSED VALUE	378,803
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	378,803
TOTAL JUST VALUE	466,477
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090607	REPAIR/RRF	6,900	05/15/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1620/0022	5/06/2009	WD	Q	I	01	282,000
GRANTOR: GENTRY SAMUEL W						
GRANTEE: BIRCHMORE CHARLES C						
1491/1283	4/11/2007	WD	Q	I		299,000
GRANTOR: MCGUIRE JAMES A						
GRANTEE: GENTRY SAMUEL W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7N13W3N2 FSP=[YR=1993] N11 W15 S13 E10 N2 E5 $ W5 S2 W24 S47 FGR=[YR=1993] S21 E12 N13 E8 N8 FOP=[YR=1993] N14 W6 S9 W2 S5 E8 $ W20 $ E12 N5 E2 N9 E6 S3 D2 R2 E10 N4 E2 N8 E3 N2 U2 R2 N9 $.

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	41	11	451.00	SF	6.50	6.50	100	1987	1987	3	52	1,524	
2	0810	CONCRETE A	0	0	44	3	132.00	SF	6.50	6.50	100	1987	1987	3	52	446	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
4	0855	CONC PAVER	0	0	0	0	920.00	SF	7.00	7.00	100	2010	2010	3	91	5,860	

LAND DESCRIPTION

TOTAL OB/XF 9,070

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