

LOT 47
IN OR 1755/196
OCEAN RIDGE PB 5/103 & 104

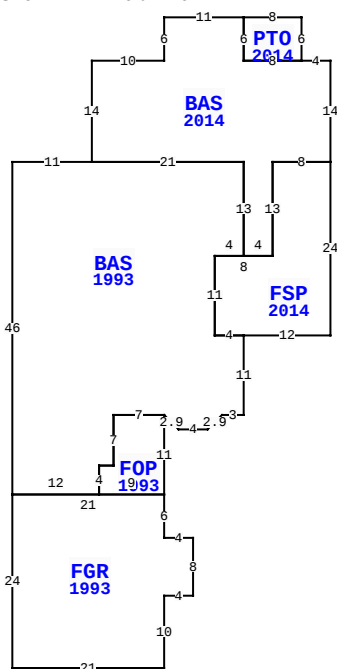
CHALOUX MICHAEL J & RHONDA ANN
273 CANTON STREET
ALPHARETTA, GA 30009

2024

00-00-31-155R-0047-0000



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 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	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD\$ 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	1,234	100	1,234	142,686
BAS	580	100	580	67,064
FGR	536	55	295	34,110
FOP	85	30	26	3,007
FSP	280	40	112	12,951
PTO	48	5	2	231
TOTALS	2,763		2,249	260,049

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,249	107.3100	134.14	301,681	1986	1995	0	0	0 13.80	86.20
1 SNGL FAM - 0% - 0				Heated Area: 1814				HX Base Yr			
											
				BLD DATE				LGL DATE			
				XF DATE				LAND DATE			
								07/24/2024			
								MLU			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		260,049	
TOTAL MARKET OB/XF VALUE		5,876	
TOTAL LAND VALUE - MARKET		260,000	
TOTAL MARKET VALUE		525,925	
SOH/AGL Deduction		73,141	
ASSESSED VALUE		452,784	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		452,784	
TOTAL JUST VALUE		525,925	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		486,086	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140780	ADD575	76,000	04/21/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1755/0196	9/02/2011	WD	Q	I	02	189,900
GRANTOR: LYLE CLARE						
GRANTEE: CHALOUX MICHAEL JOS						
0508/0102	1/13/1987	WD	Q	I		88,500
GRANTOR: MONTGOMERY-ALMAND						
GRANTEE: LYLE WALTER R &						

EXTRA FEATURES							111 CORMORANT CT, FERNANDINA BEACH				INC DATE		AG DATE				
L N	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	0811	CONCRETE B	0	0	33	19	627.00	SF	5.20	5.20	100	1986	1986	3	49.5	1,614	
2	0811	CONCRETE B	0	0	47	3	141.00	SF	5.20	5.20	100	1986	1986	3	49.5	363	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
4	0855	CONC PAVER	0	0	0	0	247.00	SF	7.00	7.00	100	2014	2014	3	95	1,643	
5	1242	WD DECK A	0	0	4	6	24.00	SF	10.00	10.00	100	2014	2014	3	65	156	

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W4 PTO=[YR=2014] N6 W8 S6 E8 \$ W8 N6 W11 S6 W10 S14 BAS=[YR=1993] W11 S46 FGR=[YR=1993] S24E21 N10E4 N8 W4 N6 FOP=[YR=1993] N11 W7 S7 W2 S4 E9 \$ W21 \$ E12 N4 E2 N7 E7 D2 R2 E4 U2 R2 E3 N11 FSP=[YR=2014] E12 N24 W8 S13 W8 S11 E4\$ W4 N11 E4 N13 W21\$ E21 S13 E4 N13 E8 N14\$.									

LAND DESCRIPTION										TOTAL OB/XF										5,876									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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												