

LOT 25
IN OR 1365/832
OCEAN SOUND PB 5/295

CUTCHIN JOHN W & CYNTHIA L
351 SENNS STREET
MARIETTA, GA 30064

2024

00-00-31-155S-0025-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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
Occupancy	00	NONE 100

Quality 05 Quality Level 05
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1081.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	1,596	208,713
FGR	410	55	226	29,555
FOP	36	30	11	1,438
PTO	293	5	15	1,962

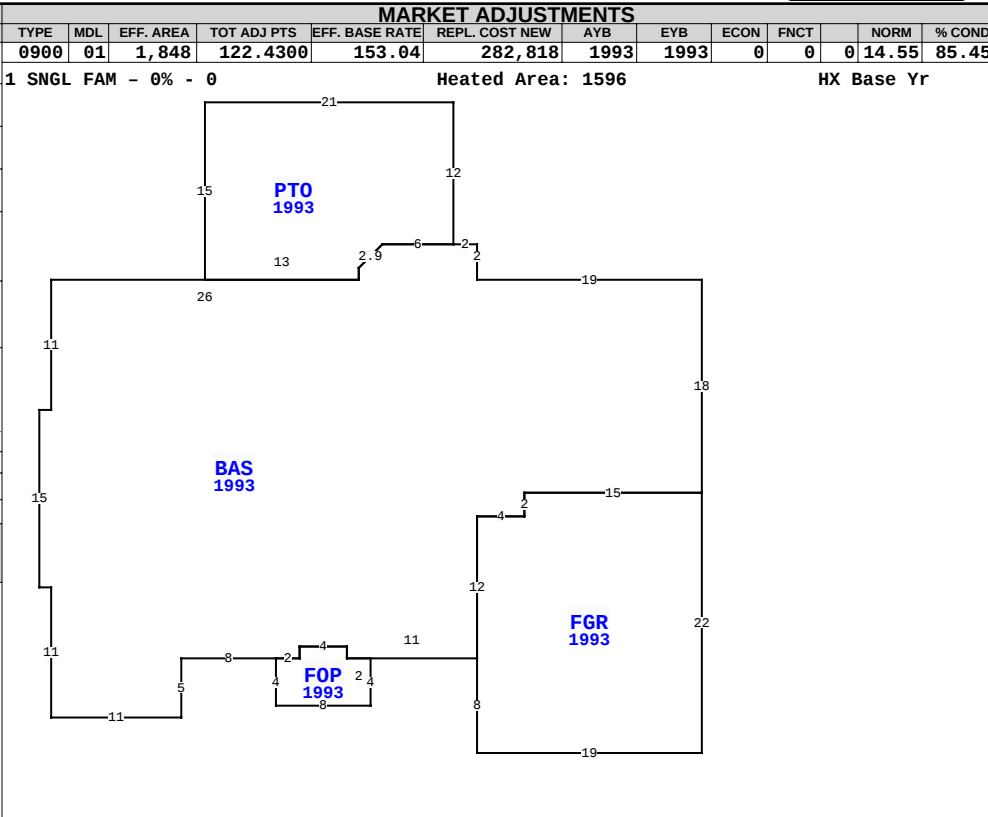
TOTALS 2,335 1,848 241,668

EXTRA FEATURES

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	0	0	664.00	SF	5.20	5.20	100	1993	1993	3	66	2,279	
2	0810	CONCRETE A	0	0	20	4	80.00	SF	6.50	6.50	100	1993	1993	3	66	343	
3	0910	SCRN RM L	0	0	21	10	210.00	SF	15.00	15.00	100	2003	2003	3	21	662	
4	0810	CONCRETE A	0	0	0	0	22.00	SF	6.50	6.50	100	1993	1993	3	66	94	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							



2810 OCEAN SOUND DR, FERNANDINA BEACH

BLD DATE	03/04/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF 3,378

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	241,668		
TOTAL MARKET OB/XF VALUE	3,378		
TOTAL LAND VALUE - MARKET	275,000		
TOTAL MARKET VALUE	520,046		
SOH/AGL Deduction	0		
ASSESSED VALUE	520,046		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	520,046		
TOTAL JUST VALUE	520,046		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	509,423		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2004223	REMODEL	1,000	10/23/2000

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2465/1644	5/22/2021	WD	Q	I	01	479,900

SALES DATA

GRANTOR: CASELLINI JOHN P & CH
GRANTEE: CUTCHIN JOHN W & CY
1365/0832 11/07/2005 WD Q I 333,000

GRANTOR: SOWDER DANIEL B &
GRANTEE: CASELLINI JOHN P &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 N1 N2 W2 PTO=[YR=1993] N12 W21 S15 E13 N1 U2 R2 E6\$ W6 L2 D2 S1 W26 S11 W1S15 E1 S11 E11 N5 E8 FOP=[YR=1993] S4 E8 N4 W2 N1 W4 S1 W2 \$ E2 N1 E4 S1 E11 FGR=[YR=1993] S8 E19 N22 W15 S2 W4 S12\$ N12 E4 N2 E15 N18\$.