BLOCK 9 LOTS 1 & 2
ESMT OR 1404/102
OLD TOWN

FOLSOM FOSTER LEE & LILLA O'BRIEN
1608 TEAL MARSH ROAD
CHARLESTON, SC 29412

2024

00-00-31-1580-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

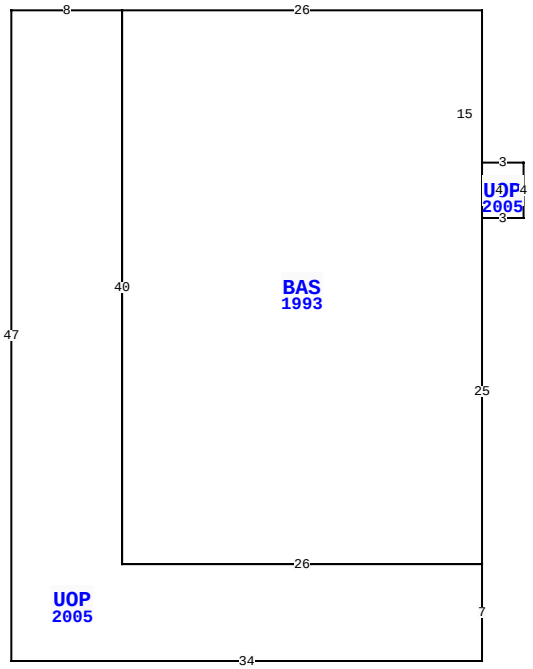
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	294,754
UOP	12	20	2	567
UOP	558	20	112	31,742
TOTALS	1,610		1,154	327,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0900	01	1,154	146.2800	182.85	211,009	1920	1990	0	0	155	15.25	155.00

1 SNGL FAM – 0% - 2023 Heated Area: 1040 HX Base Yr



918 WHITE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	327,064
TOTAL MARKET OB/XF VALUE	6,612
TOTAL LAND VALUE - MARKET	237,660
TOTAL MARKET VALUE	571,336
SOH/AGL Deduction	6,075
ASSESSED VALUE	565,261
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	565,261
TOTAL JUST VALUE	571,336
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	513,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062454	REMODEL	0	11/03/2006
20052987	REMODEL	5,000	11/09/2005
20052988	GAS	1,000	11/09/2005
20052827	H/AC	5,000	10/11/2005
20052828	CHNGE SRVC	6,000	10/11/2005
20052481	REMODEL	55,000	08/18/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/1379	7/19/2022	WD	Q	I	01	629,000
GRANTOR: TAIT DAVID & DEBORAH						
GRANTEE: FOLSOM FOSTER LEE &						
1944/1890	10/02/2014	WD	Q	I	02	240,000
GRANTOR: PENSCO TRUST COMPANY						
GRANTEE: TAIT DAVID & DEBORA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 UOP=[YR=2005] W8 S47 E34 N7 W26 N40$S40 E26 N25 UOP=[YR=2005] E3 N4 W3 S4$N15$.

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	0920	CWALL-WD/M	0	0	0	0	70.00	LF	390.00	390.00	100	2005	2005	3	24	6,552	
2	1242	WD DECK A	0	0	5	5	25.00	SF	10.00	10.00	100	2005	2005	3	24	60	

LAND DESCRIPTION

TOTAL OB/XF 6,612

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	0010	OT-1	47.00	93.00	46.60	FF		1.00	1.00	1.20	4,250.00	5,100.00	237,660							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 237,660 Market: 0 Agricultural: 0 Common: 237,660 PRINTED 08/06/2024 BY SYS