BLK 14 LOTS 11,12
OLD TOWN S/D UNR

GHOLSON JOHN A & JOY CHRISTINE
1111 OVERLOOK RIDGE RD
BISHOP, GA 30621

2024

00-00-31-1580-0014-0110

BUILDING CHARACTERISTICS

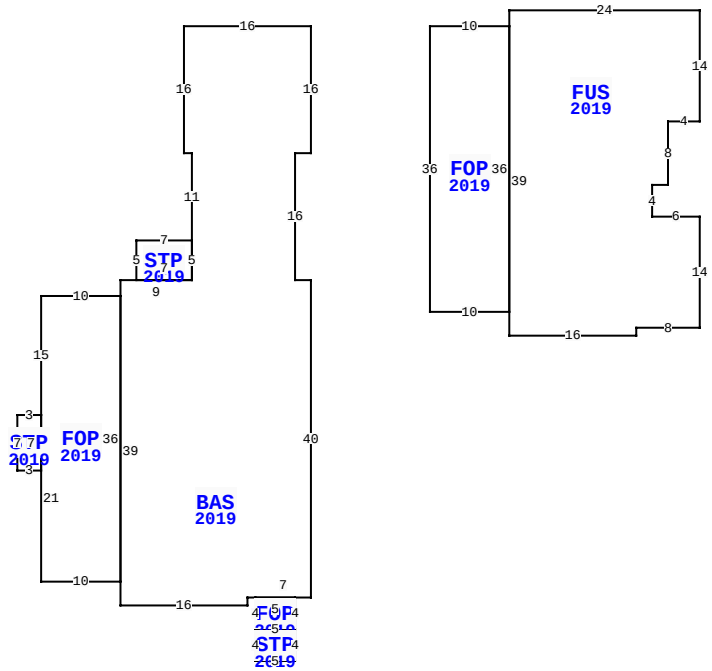
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	03	CONC FINSH 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
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	1,440	100	1,440	280,120
FOP	20	30	6	1,167
FOP	360	30	108	21,009
FOP	360	30	108	21,009
FUS	920	100	920	178,966
STP	20	10	2	389
STP	21	10	2	389
STP	35	10	4	778
TOTALS	3,176		2,590	503,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,590	131.6621	197.49	511,499	2019	2019	0	0	0	1.50	98.50

1 SFR CUST – 0% - 0 Heated Area: 2360 HX Base Yr



1102 LADIES ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	503,827
TOTAL MARKET OB/XF VALUE	13,204
TOTAL LAND VALUE - MARKET	198,050
TOTAL MARKET VALUE	715,081
SOH/AGL Deduction	73,248
ASSESSED VALUE	641,833
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	641,833
TOTAL JUST VALUE	715,081
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	657,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173332	NEW CONSTR	267,467	10/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2571/1775	6/17/2022	WD	U	I	11	100
GRANTOR: GHOLSON JOHN A						
GRANTEE: GHOLSON JOHN A & JO						
2135/0646	7/21/2017	WD	Q	V	05	150,000
GRANTOR: OLD TOWN PROPERTIES L						
GRANTEE: GHOLSON JOHN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 S16 E1 S11 STP=[YR=2019] W7 S5 E7 N5$ S5 W9 S2 FOP=[YR=2019] W10 S15 STP=[YR=2019] W3 S7 E3 N7$ S21 E10 N36$ S39 E16 N1 E1 FOP=[YR=2019] S4 STP=[YR=2019] S4 E5 N4 W5$ E5 N4 W5$ E7 N40 W2 N16 E2 N16$ PTR=E15 FOP=[YR=2019] E10 FUS=[YR=2019] N2 E24 S14 W4 S8 W2 S4 E6 S14 W8 S1 W16 N39$ S36 W10 N36$ W15$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	99	1,980	
2	0825	BRICK	0	0	0	0	907.00	SF	12.50	12.50	100	2019	2019	3	99	11,224	

LAND DESCRIPTION

TOTAL OB/XF 13,204

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-2	46.00	93.00	46.60	FF		1.00	1.00	1.00	4,250.00	4,250.00	198,050							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 198,050 Market: 0 Agricultural: 0 Common: 198,050 PRINTED 08/06/2024 BY SYS