BLOCK 11 LOT 2
IN OR 2137/634
THE PARK PB 4/28

HORTON CHRISTOPHER & JENNIFER
1268 PASADENA AVE NE
ATLANTA, GA 30306

2024

00-00-31-1630-0011-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

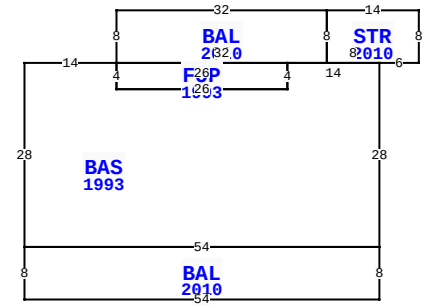
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1040.00	

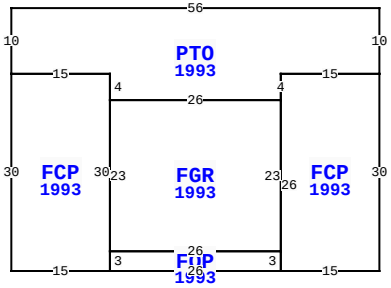
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	256	15	38	4,905
BAL	432	15	65	8,389
BAS	1,408	100	1,408	181,714
FCP	450	25	112	14,454
FCP	450	25	112	14,454
FGR	598	55	329	42,460
FOP	78	30	23	2,969
FOP	104	30	31	4,001
PTO	664	5	33	4,259
STR	112	10	11	1,419
TOTALS	4,552		2,162	279,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,162	119.3640	149.20	322,570	1986	1996	0	0	0	13.50	86.50

1 SNGL FAM – 0% - 0 Heated Area: 1408 HX Base Yr





1537 LISA AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	279,023
TOTAL MARKET OB/XF VALUE	5,972
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	684,995
SOH/AGL Deduction	185,783
ASSESSED VALUE	499,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	499,212
TOTAL JUST VALUE	684,995
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	672,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173218	KITBAT	50,000	10/19/2017
3573	NEW CONSTR	38,000	02/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2137/0634	8/01/2017	WD	Q	I	01	335,000
GRANTOR: MEE BRIAN THOMAS						
GRANTEE: HORTON CHRISTOPHER						
2094/1333	1/19/2017	WD	Q	I	01	310,000
GRANTOR: BOHRER RAND E						
GRANTEE: MEE BRIAN THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W56 S10 FCP=[YR=1993] S30 E15 FOP=[YR=1993] E26 FCP=[YR=1993] E15 N30 W15 S4 FGR=[YR=1993] W26 S23 E26 N23$ S26$ N3 W26 S3$ N30 W15$ E15 S4 E26N4 E15 N10$ PTR=N15 BAL=[YR=2010] N8 BAS=[YR=1993] N28 STR=[YR=2010] E6N8W14 BAL=[YR=2010] W32S8 FOP=[YR=1993] S4E26N4W26$ E32N8$ S8 E8$ W14S4W26 N4W14S28E54$ W54 S8E54$ S15$.

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	0	0	1,767.00	SF	6.50	6.50	100	1987	1987	3	52	5,972	

LAND DESCRIPTION

TOTAL OB/XF 5,972

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	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS