LOT 8
IN OR 2190/1409
PELICAN POINTE REPLAT PB 5/225

STACEY DOUGLAS A & DIANE C
4319 PEACHTREE RD
CHESNEE, SC 29323

2024

00-00-31-1631-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

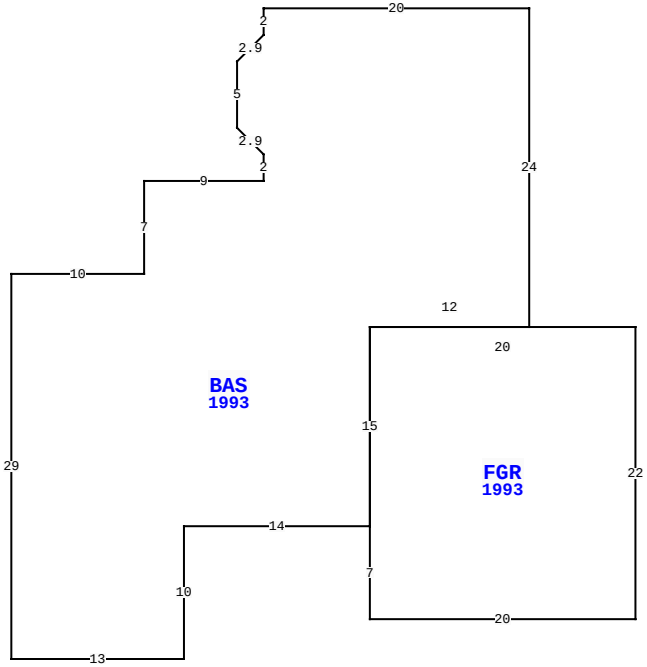
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,168	100	1,168	149,101
FGR	440	55	242	30,893
TOTALS	1,608		1,410	179,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,410	121.2120	151.52	213,643	1989	1989	0	0	0	15.75	84.25

1 SNGL FAM – 0% - 0 Heated Area: 1168 HX Base Yr



221 SEA WOODS DR, 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	179,994
TOTAL MARKET OB/XF VALUE	8,851
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	338,845
SOH/AGL Deduction	81,281
ASSESSED VALUE	257,564
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	257,564
TOTAL JUST VALUE	338,845
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5132	NEW CONSTR	56,070	12/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2190/1409	7/10/2015	WD	U	I	11	100
GRANTOR: WATSON ARTHUR L & REB						
GRANTEE: STACEY DOUGLAS A &						
1499/0660	5/17/2007	WD	Q	I		222,000
GRANTOR: MOGAVERO STEVEN C & J						
GRANTEE: WATSON ARTHUR L & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S2 L2 D2 S5 D2 R2 S2 W9 S7W10S29E13N10E14
FGR=[YR=1993] S7E20N22W20S15$N15E12N24$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0810	CONCRETE A	0	0	0	0	1,350.00	SF	6.50	6.50	100	1989	1989	3	57	5,002	
3	1242	WD DECK A	0	0	8	12	96.00	SF	4.00	4.00	100	1989	1989	3	20	77	
4	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	2002	2002	3	20	480	
5	0940	SHEDS/PORT	0	0	8	12	96.00	SF	33.00	33.00	100	2007	2007	3	31	982	

LAND DESCRIPTION

TOTAL OB/XF 8,851

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	150,000.00	150,000.00	150,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS