

WILLIAMS JAMES T II &/SWEAT SHELBY B
2030 RESERVE PKWY
MCDONOUGH, GA 30253

00-00-31-1640-000D-0070



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
Exterior Wall		10	ABOVE AVG 80		0500	01	3,683		117.0180	175.53	646,477	2005	2005	0	0	0	8.60	91.40	VALUATION BY		STANDARD								
Exterior Wall		23	REINF CONC 20		1 SFR CUST - 0% - 0															Heated Area: 3151					HX Base Yr				
Roof Structur		08	IRREGULAR 100																	BUILDING MARKET VALUE					590,880				
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE					55,590				
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					250,000				
Interior Floo		12	HARDWOOD 90																	TOTAL MARKET VALUE					896,470				
Interior Floo		15	HARDTILE 10																	SOH/AGL Deduction					91,641				
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					804,829				
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					0				
Bedrooms		4	100																	BASE TAXABLE VALUE					804,829				
Bathrooms		3.5	100																	TOTAL JUST VALUE					896,470				
Frame		02	WOOD FRAME 100																	NCON VALUE					0				
Stories		1.5	1.5 100		INCOME VALUE																								
Units		0	100		PREVIOUS YEAR MKT VALUE					872,718																			
Occupancy		00	NONE 100																										
Quality		05	Quality Level 05																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		01																								
NEIGHBORHOOD/LOC		1083.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,206	100	2,206	353,918																									
FGR	571	55	314	50,376																									
FOP	95	30	28	4,492																									
FOP	126	30	38	6,096																									
FOP	174	30	52	8,343																									
FST	27	55	15	2,407																									
FUS	804	100	804	128,989																									
SFB	176	80	141	22,622																									
STR	18	10	2	321																									
UOP	336	20	67	10,750																									
TOTALS	4,569		3,683	590,880																									
EXTRA FEATURES					2622 COUNTESS OF EGMONT ST, FERNANDINA BEACH																								
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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115														
2	0877	JACUZZI	0	0	0	2.00	UT	1,000.00	1,000.00	100	2005	2005	3	24	480														
3	1131	REINFR 8	0	0	33	9	297.00	SF	9.45	100	2005	2005	3	96	2,694														
4	0861	POOL GUNIT	0	0	0	198.00	SF	170.00	170.00	100	2016	2016	3	81	27,265														
5	0920	CWALL -WD/M	0	0	0	112.00	LF	390.00	390.00	100	2005	2005	3	24	10,483														
6	0810	CONCRETE A	0	0	27	4	108.00	SF	6.50	100	2005	2005	3	86	604														
7	0810	CONCRETE A	0	0	89	14	1,246.00	SF	6.50	100	2005	2005	3	86	6,965														
8	1242	WD DECK A	0	0	0	168.00	SF	10.00	10.00	100	2005	2005	3	24	403														
9	1242	WD DECK A	0	0	7	4	28.00	SF	10.00	100	2005	2005	3	24	67														
10	0855	CONC PAVER	0	0	21	20	420.00	SF	7.00	100	2006	2006	3	87	2,558														
LAND DESCRIPTION					TOTAL OB/XF 54,634																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003	R-1	0.00	0.00	1.00	LT	1.00	1.00	1.00	250,000.00	250,000.00	250,000												

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																					Tax Group: 2		Tax Dist:									
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