LOT 9
SEASCAPE AT AMELIA PB 6/378

2675 W 4TH STREET LLC
2859 PACES FERRY RD SE STE 114
ATLANTA, GA 30339

2024

00-00-31-1677-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

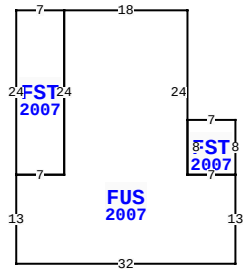
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	04	REIN CONC 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1023.00	

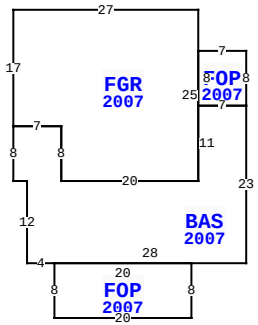
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	517	100	517	89,384
FGR	619	55	340	58,782
FOP	56	30	17	2,940
FOP	56	30	17	2,940
FOP	160	30	48	8,299
FOP	160	30	48	8,299
FST	56	55	31	5,360
FST	168	55	92	15,905
FUS	848	100	848	146,609
FUS	1,148	100	1,148	198,476
TOTALS	3,788		3,106	536,991

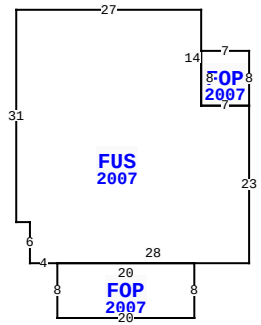
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,106	124.8072	187.21	581,474	2007	2007	0	0	0	7.65	92.35

1 SFR CUST – 0% - 0 Heated Area: 2513 HX Base Yr







2675 W 4TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	536,991
TOTAL MARKET OB/XF VALUE	16,268
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	778,259
SOH/AGL Deduction	146,702
ASSESSED VALUE	631,557
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	631,557
TOTAL JUST VALUE	778,259
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	754,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070290	XFOB	450	02/19/2007
20061690	GAS	650	07/14/2006
20060990	H/AC	8,975	05/09/2006
20060717	NEW CONSTR	4,500	04/06/2006
20060407	NEW CONSTR	8,125	02/28/2006
20060266	NEW CONSTR	270,000	02/02/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2712/181	4/26/2024	QC	U	I	11	100
GRANTOR: CANADY FRED & CLARISS						
GRANTEE: 2675 W 4TH STREET L						
2138/0782	8/04/2017	WD	Q	I	01	474,000
GRANTOR: OSPREY DEVELOPMENT CO						
GRANTEE: CANADY FRED & CLARI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2007] W27S17 BAS=[YR=2007] S8E2S12 E4 FOP=[YR=2007] S8E20N8W20$ E28N23 FOP=[YR=2007] N8W7S8E7$ W7S11W20N8W7 $E7S8E20N25$ PTR=E20 FUS=[YR=2007] S31E2S6E4FOP=[YR=2007] S8E20N8W20$ E28N23 FOP=[YR=2007] N8W7S8E7$ W7N14 W27$ W20$ PTR=N50E20 FST=[YR=2007] S24 FUS=[YR=2007] S13E32N13 FST=[YR=2007] N8W7S8E7$ W7N24W18 S24W7$E7N24 W7$ W20S50$.

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	2007	2007	3	91	3,185	
2	0810	CONCRETE A	0	0	0	0	2,170.00	SF	6.50	6.50	100	2007	2007	3	88	12,412	
3	0810	CONCRETE A	0	0	18	4	72.00	SF	6.50	6.50	100	2007	2007	3	88	412	
4	0479	VF PICKET	0	0	0	0	36.00	LF	10.00	10.00	100	2007	2007	3	72	259	

LAND DESCRIPTION

TOTAL OB/XF 16,268

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	0003	R-2	59.00	98.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS