BLOCK 25 LOTS 1 2 3 20 & 21 &
NORTH 5 FT OF LOTS 4 & 19
IN OR 2158/589

LAVENDER JOHN E
PO BOX 3070
STATESBORO, GA 30459

2024

00-00-31-1680-0025-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2620 OCKLAWAHA AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	119,175
TOTAL MARKET VALUE	119,175
SOH/AGL Deduction	42,267
ASSESSED VALUE	76,908
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,908
TOTAL JUST VALUE	119,175
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2158/0589	11/15/2017	SW	Q	V	05	150,000
GRANTOR: LAMBRIGHT JONATHAN P						
GRANTEE: LAVENDER JOHN E						
2044/1323	4/28/2016	SW	U	I	12	50,000
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: LAMBRIGHT JONATHAN						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0		R-2	79.00	200.00	79.45	FF		1.00	1.00	1.00	1,500.00	1,500.00	119,175							

REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 119,175 Market: 0 Agricultural: 0 Common: 119,175 PRINTED 08/06/2024 BY SYS