BLOCK 27 LOTS 13 THRU 16
IN OR 911/1171
SEAVIEW SUB PB 1/7

BILANCHONE LINDA
182 WEST HAMPTON AVE
SPARTENBURG, SC 29306

2024

00-00-31-1680-0027-0130

BUILDING CHARACTERISTICS

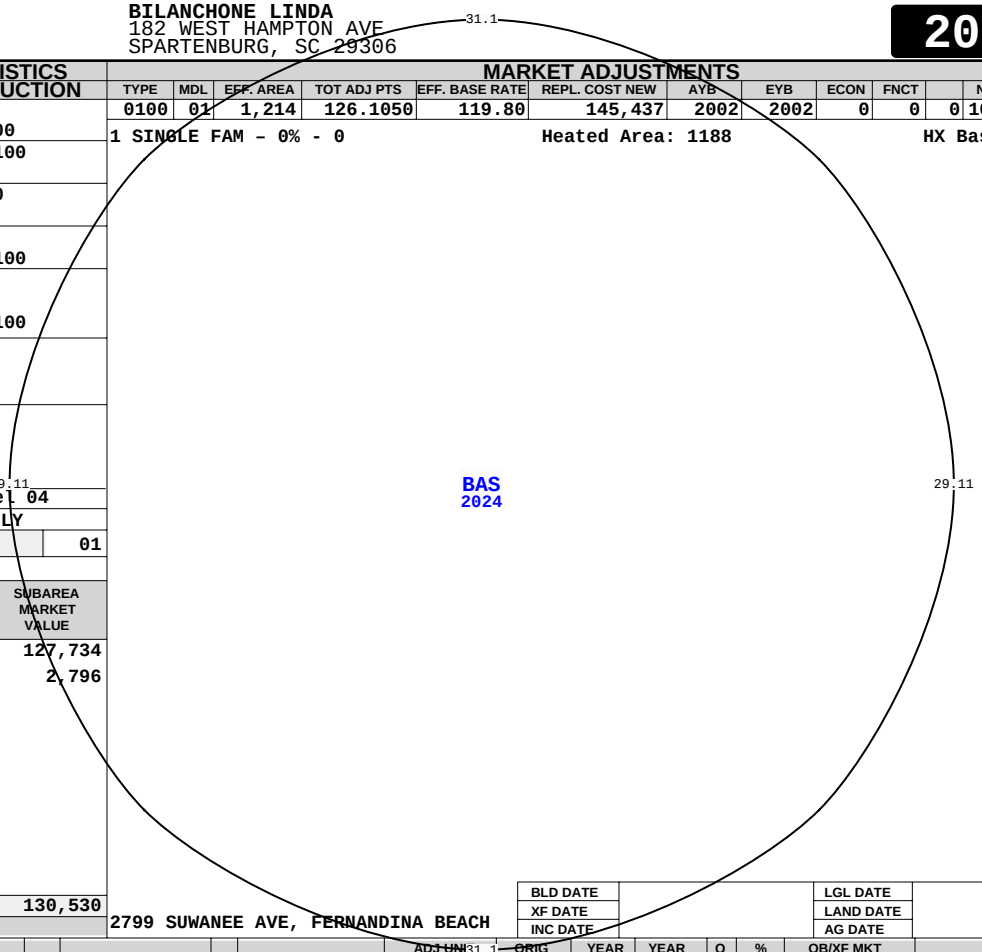
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1039.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	127,734
DCK	264	10	26	2,796
TOTALS	1,452		1,214	130,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,214	126.1050	119.80	145,437	2002	2002	0	0	0	10.25	89.75

1 SINGLE FAM – 0% - 0 Heated Area: 1188 HX Base Yr



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

2799 SUWANEE AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	130,530
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	109,200
TOTAL MARKET VALUE	239,730
SOH/AGL Deduction	22,010
ASSESSED VALUE	217,720
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,720
TOTAL JUST VALUE	239,730
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B020546	NEW CONSTR	100,000	04/03/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0911/1171	12/15/1999	WD	Q	V		40,000

GRANTOR: BOHANNON SHIRLEY MAE

GRANTEE: BILANCHONE VICTOR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=56,12] E28G90 S27G90 W28G90 N27G90 $
DCK=264$
.

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	000100	C	SFR	0		R-1	100.00	80.00	100.00	FF		1.00	1.00	0.91	1,200.00	1,092.00	109,200							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 109,200 Market: 0 Agricultural: 0 Common: 109,200 PRINTED 08/06/2024 BY SYS