LOT 10
IN OR 2724/1696
SORENSENS OCEAN TERRACE UNR

FABACHER BRIAN & DEBORAH T
1201 BARRON STREET
VIDALIA, GA 30474

2024

00-00-31-1700-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

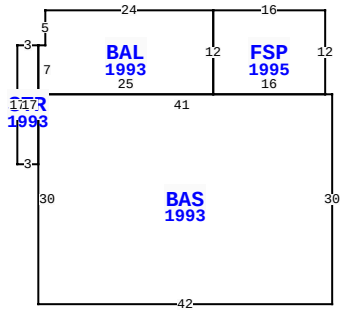
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1024.00	

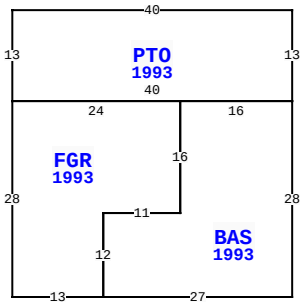
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	295	15	44	5,264
BAS	580	100	580	69,385
BAS	1,260	100	1,260	150,733
FGR	540	55	297	35,530
FSP	192	40	77	9,211
PTO	520	5	26	3,111
STR	51	10	5	599
TOTALS	3,438		2,289	273,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,289	110.6420	138.30	316,569	1976	1995	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2019 Heated Area: 1840 HX Base Yr 2019





834 MARY ST, 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		273,832
TOTAL MARKET OB/XF VALUE		16,634
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		590,466
SOH/AGL Deduction		244,529
ASSESSED VALUE		345,937
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		295,937
TOTAL JUST VALUE		590,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		578,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032959	RE¬;ACE WINDOWS	3,000	04/21/2003
20020903	INSTALL VINYL SID	3,000	05/28/2002
8942	REMODEL	3,000	03/23/1995
8425	SWIM POOL	11,500	07/08/1994
3869	REPAIR/RRF	2,100	09/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/1696	7/15/2024	WD	Q	I	01	760,000
GRANTOR: SKINNER ERIC						
GRANTEE: FABACHER BRIAN & DE						
2235/0444	11/06/2018	LE	U	I	11	100
GRANTOR: BRIGHT DONNA M						
GRANTEE: SKINNER SPENCER & E						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W40 S13 FGR=[YR=1993] S28 E13 BAS=[YR=1993] E27 N28 W16 S16 W11 S12 $ N12 E11 N16 W24 $ E40 N13 $ PTR= N10 BAS=[YR=1993] N30 W1 FSP=[YR=1995] N12W16 BAL=[YR=1993] W24 S5W1 STR=[YR=1993] W3S17E3N17$ S7E25 N12$ S12E16$ W41S30E42$ S10$.

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	0810	CONCRETE A	0	100	48	27	1,296.00	SF	6.50	6.50	100	1990	1990	3	59.5	5,012	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803	
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	1994	1994	3	20	7,650	
4	0845	KOOL DECK	0	100	0	0	440.00	SF	7.25	7.25	100	1994	1994	3	68	2,169	

LAND DESCRIPTION

TOTAL OB/XF 16,634

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	100	0006	R-2	60.00	100.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS