LOT 12 & N 5 FT OF LOT 11
IN OR 2329/692
SORENSENS OCEAN TERRACE UNR

FULLER CHRISTY/THURMOND TAMMY
3719 PINE RIDGE RUN
MARTINEZ, GA 30907

2024

00-00-31-1700-0012-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

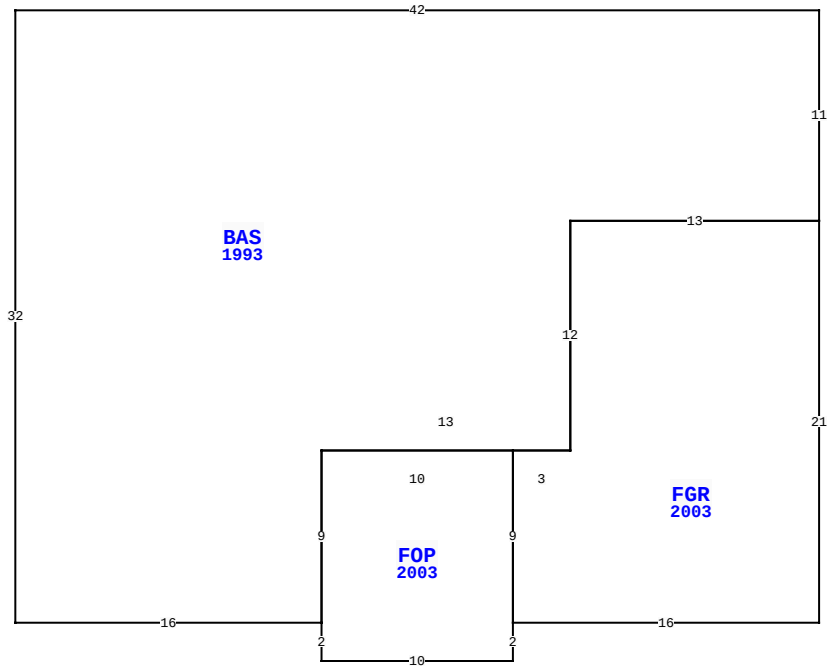
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	954	100	954	139,535
FGR	300	55	165	24,133
FOP	110	30	33	4,827
TOTALS	1,364		1,152	168,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,152	127.8837	159.85	184,147	1979	2005	0	0	0	8.50	91.50

1 SNGL FAM – 0% - 0 Heated Area: 954 HX Base Yr



838 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	168,495
TOTAL MARKET OB/XF VALUE	2,663
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	471,158
SOH/AGL Deduction	25,261
ASSESSED VALUE	445,897
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	445,897
TOTAL JUST VALUE	471,158
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	463,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111781	REPLACE METER CAN	3,000	10/05/2011
20101262	REROOF W/30YR SHN	3,000	08/03/2010
20080923	H/AC	1,800	05/30/2008
20020311	REMODEL	3,000	02/25/2002
8788	REPAIR/RRF	1,200	01/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2329/0692	1/02/2020	WD	Q	I	02	350,000
GRANTOR: BRYANT ALICE						
GRANTEE: FULLER CHRISTY & TA						
2342/1132	1/02/2019	WD	U	I	11	100
GRANTOR: DUNAWAY ALICE & MICHA						
GRANTEE: FULLER CHRISTY & TA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S32 E16 FOP=[YR=2003] S2 E10 N2
FGR=[YR=2003] E16 N21 W13 S12 W3 S9$ N9 W10 S9$ N9 E13 N12
E13 N11$.

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	0	8	10	80.00	SF	6.50	6.50	100	1980	1980	3	32.5	169	
2	0810	CONCRETE A	0	0	46	17	782.00	SF	6.50	6.50	100	1985	1985	3	47	2,389	
3	1242	WD DECK A	0	0	0	0	97.00	SF	4.00	4.00	100	2006	2006	3	27	105	

LAND DESCRIPTION

TOTAL OB/XF 2,663

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	0006	R-2	65.00	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