LOT 2
SURF UNIT TWO-REPLAT PBK 8/269

BROWN GLENN & REBECCA LYNN
6188 COLUMBIA RD
APPLING, GA 30802-3707

2024

00-00-31-1742-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

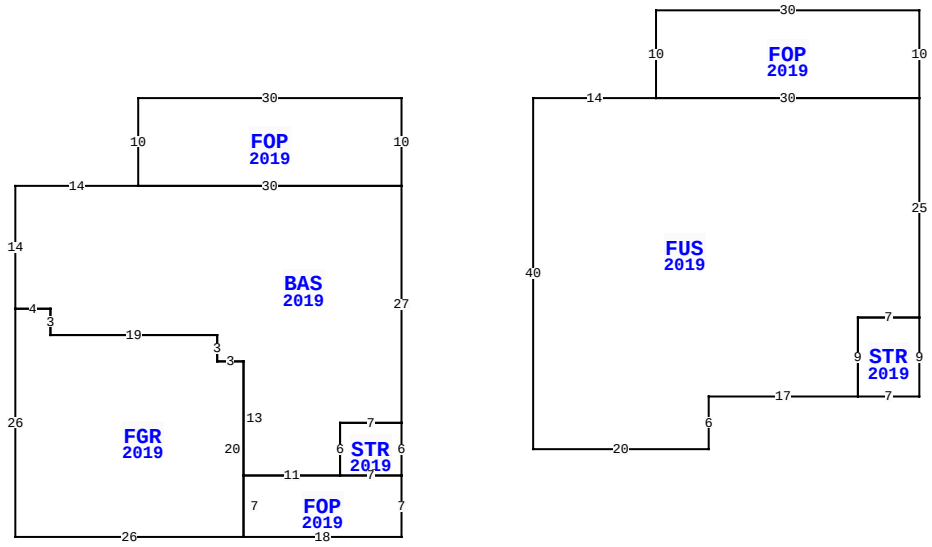
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1044.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	991	100	991	158,681
FGR	601	55	331	53,000
FOP	126	30	38	6,084
FOP	300	30	90	14,411
FOP	300	30	90	14,411
FUS	1,553	100	1,553	248,669
STR	42	10	4	640
STR	63	10	6	960
TOTALS	3,976		3,103	496,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,103	108.3760	162.56	504,424	2019	2019	0	0	0	1.50	98.50

1 SFR CUST – 0% - 0 Heated Area: 2544 HX Base Yr



3273 S FLETCHER AV, 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	496,858
TOTAL MARKET OB/XF VALUE	7,624
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	804,482
SOH/AGL Deduction	22,198
ASSESSED VALUE	782,284
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	782,284
TOTAL JUST VALUE	804,482
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	782,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182640	NEW CONSTR	346,792	07/30/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2273/0109	5/07/2019	WD	Q	I	01	738,500

GRANTOR: RIVERSIDE HOMES OF NO

GRANTEE: BROWN GLENN L & REB

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W30 S10 BAS=[YR=2019] W14 S14 FGR=[YR=2019] S26 E26 FOP=[YR=2019] E18 N7 STR=[YR=2019] N6 W7 S6 E7$ W7 W11 S7$ N20 W3 N3 W19 N3 W4 $ E4 S3 E19 S3 E3 S13 E11 N6 E7 N27 W30$ E30 N10$ PTR= E15 FUS=[YR=2019] E14 FOP=[YR=2019] N10 E30 S10 W30$ E30 S25 STR=[YR=2019] S9 W7 N9 E7$ W7 S9 W17 S6 W20 N40 $ W15$.

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	0855	CONC PAVER	0	0	0	0	748.00	SF	10.00	10.00	100	2019	2019	3	98	7,330	
2	0855	CONC PAVER	0	0	10	3	30.00	SF	10.00	10.00	100	2019	2019	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 7,624

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-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 05/22/2019 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS