BLOCK 43 LOTS 1,2,7 & 8
IN OR 1579/1871
FPU ESMT IN OR 1057/1478

CITIZENS STATE BANK/
PO BOX 1355
KINGSLAND, GA 31548-1355

2024

00-00-31-1800-0043-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

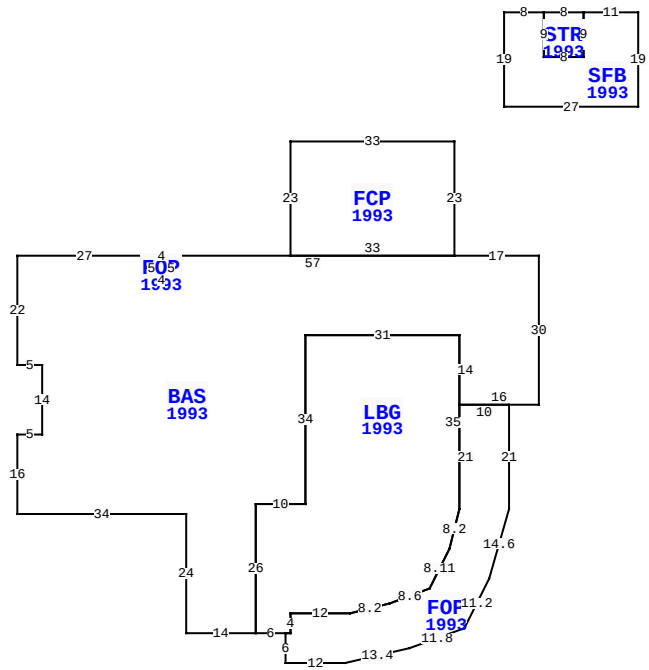
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		13 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		13 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2300	FINANCIAL BLDG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,218	100	4,218	161,179
FCP	759	30	228	8,712
FOP	20	30	6	229
FOP	742	30	223	8,521
LBG	1,878	125	2,348	89,722
SFB	441	80	353	13,489
STR	72	10	7	268
TOTALS	8,130		7,383	282,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2301	04	7,383	103.0000	195.96	1,446,773	1979	1990	0	0	40	40.50	19.50

1 BANK MAIN – 0% - 0 Heated Area: 6449 HX Base Yr



BLD DATE	12/04/2018	KK	LGL DATE
XF DATE	12/04/2018	KK	LAND DATE 12/04/2018 KK
INC DATE			AG DATE

715 CENTRE ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	282,121
TOTAL MARKET OB/XF VALUE	71,683
TOTAL LAND VALUE - MARKET	2,600,000
TOTAL MARKET VALUE	2,953,804
SOH/AGL Deduction	1,187,036
ASSESSED VALUE	1,766,768
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,766,768
TOTAL JUST VALUE	2,953,804
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,992,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141110	H/AC	20,775	05/28/2014
20101316	OTHER	800	08/09/2010
20081387	REPAIR/RRF	32,200	09/08/2008
20034054	SIGN	750	10/24/2003
20033796	REMODEL	10,000	09/09/2003
20033797	REMODEL	150,000	09/09/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/1871	8/04/2008	WD	Q	I		1,700,000
GRANTOR: ATLANTIC COAST BANK						
GRANTEE: CITIZENS STATE BANK						
1097/1520	12/02/2002	WD	Q	I		930,000
GRANTOR: ODOM ROBERT J & WINET						
GRANTEE: ATLANTIC COAST FEDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FCP=[YR=1993] N23 W33 S23 E33$ W57
FOP=[YR=1993] W4 S5 E4 N5$ S5 W4 N5 W27 S22 E5 S14 W5 S16 E34
S24 E14LBG=[YR=1993] E6 FOP=[YR=1993] S6 E12 U3 R13 U4 R11
U10 R5 U14 R4 N21W10S21 L2 D8 L4 D8 L8 D3 L8 D2
W12S4W1$E1N4 E12 U2 R8 U3 R8 U8 R4 U8 R2 N35
W31S34W10S26$N26E10N34E31S14 E16N30$ PTR=E20N30 SFB=[YR=1993]
N19 W11STR=[YR=1993] W8S9E8N9$S9W8N9W8 S19 E27$ S30W20$.

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	0803	ASPHALT C	0	0	0	0	17,730.00	SF	2.00	2.00	100	1990	1990	3	50	17,730	
2	2012	RVLT DR 8"	0	0	0	0	1.00	UT	25,500.00	25,500.00	100	1980	1980	3	73.5	18,743	
3	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	95	5,700	
4	2020	NITE DEPST	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2003	2003	3	95	6,650	
5	0400	CONC CURB	0	0	0	0	91.00	LF	15.00	15.00	100	1979	1979	3	44	601	
6	0402	CONC BUMPE	0	0	0	0	25.00	UT	25.00	25.00	100	1980	1980	3	46.5	291	
7	0811	CONCRETE B	0	0	0	0	639.00	SF	5.20	5.20	100	1979	1979	3	30	997	
8	0819	CONC 12"	0	0	25	4	120.00	SF	9.50	9.50	100	1979	1979	3	30	342	
9	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2003	2003	3	61	549	
10	0646	LWN SPRK H	0	0	0	0	60.00	UT	3.00	3.00	100	2003	2003	3	32	58	

TOTAL OB/XF 51,661

LAND DESCRIPTION

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	002300	C	FINANCIAL	0	0003	C-3	200.00	200.00	40,000.00	SF		1.00	1.00	1.00	65.00	65.00	2,600,000							

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 2,600,000 Market: 0 Agricultural: 0 Common: 2,600,000 PRINTED 08/06/2024 BY SYS

BLOCK 43 LOTS 1,2,7 & 8
IN OR 1579/1871
FPU ESMT IN OR 1057/1478

CITIZENS STATE BANK/
PO BOX 1355
KINGSLAND, GA 31548-1355

2024

00-00-31-1800-0043-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2300	FINANCIAL BLDG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	282,121
TOTAL MARKET OB/XF VALUE	71,683
TOTAL LAND VALUE - MARKET	2,600,000
TOTAL MARKET VALUE	2,953,804
SOH/AGL Deduction	1,187,036
ASSESSED VALUE	1,766,768
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,766,768
TOTAL JUST VALUE	2,953,804
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,992,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003260	REPAIR/RRF	2,100	06/16/2000
7360	REPAIR/RRF	13,300	10/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1579/1871	8/04/2008	WD	Q	I		1,700,000
GRANTOR: ATLANTIC COAST BANK						
GRANTEE: CITIZENS STATE BANK						
1097/1520	12/02/2002	WD	Q	I		930,000
GRANTOR: ODOM ROBERT J & WINET						
GRANTEE: ATLANTIC COAST FEDE						

BLD DATE	12/04/2018	KK	LGL DATE	
XF DATE	12/04/2018	KK	LAND DATE	12/04/2018 KK
INC DATE			AG DATE	

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
11	1127	BRICK 8"	0	0	0	0	208.00	SF	11.00	11.00	100	1979	1979	3	72	1,647	
12	2025	PNMTC UNIT	0	0	0	0	1.00	UT	14,500.00	14,500.00	100	2003	2003	3	95	13,775	
13	0095	A.T.M.	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	2003	2003	3	21	4,200	
14	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2003	2003	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 20,022

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

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 2,600,000 Market: 0 Agricultural: 0 Common: 2,600,000 PRINTED 08/06/2024 BY SYS