BLOCK 137 LOT 4
CITY OF FDNA BEACH

NEUMAN MICHELE A
1 MARINA DRIVE
ST SIMONS ISLAND, GA 31522

2024

00-00-31-1800-0137-0040

BUILDING CHARACTERISTICS

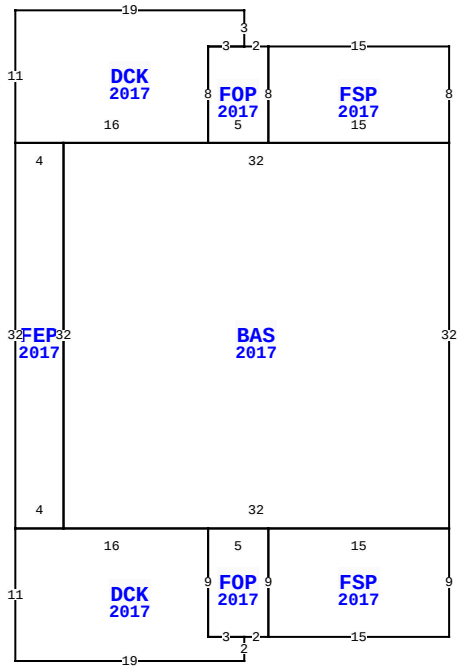
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	02	SHED 100
Roof Cover	02	ROLL COMP 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	1,024	261,809
DCK	182	10	18	4,602
DCK	185	10	18	4,602
FEP	128	80	102	26,078
FOP	40	30	12	3,068
FOP	45	30	14	3,579
FSP	120	40	48	12,272
FSP	135	40	54	13,806
TOTALS	1,859		1,290	329,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,290	175.7184	263.58	340,018	2017	2017	0	0	0	3.00	97.00

1 SFR CUST – 0% - 2024 Heated Area: 1024 HX Base Yr



410 S 5TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	329,817
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	529,817
SOH/AGL Deduction	0
ASSESSED VALUE	529,817
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	529,817
TOTAL JUST VALUE	529,817
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	514,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162048	CO ISSUED	0	03/13/2017
20162048	NEW CONSTR	130,864	07/28/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2686/1705	12/22/2023	WD	U	I	16	330,000
GRANTOR: WORD HARRIET R						
GRANTEE: NEUMAN MICHELE A						
2686/1703	12/22/2023	PR	U	I	19	330,000
GRANTOR: WYNNE FAIRFAX R EST						
GRANTEE: NEUMAN MICHELE A						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W15 FOP=[YR=2017] W2 DCK=[YR=2017] N3 W19 S11 FEP=[YR=2017] S32 DCK=[YR=2017] S11 E19 N2 FOP=[YR=2017] E2 FSP=[YR=2017] E15 N9 BAS=[YR=2017] N32 W32 S32 E32$ W15 S9$ N9 W5 S9 E3$ W3 N9 W16$ E4 N32 W4$ E16 N8 E3$ W3 S8 E5 N8$ S8 E15 N8$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS