BLOCK 142 S1/2 OF LOT 8
CITY OF FDNA BEACH

BULUGEAN ALIN E & OANA R/
120 BLYTHE COVE
BRUNSWICK, GA 31523

2024

00-00-31-1800-0142-0082

BUILDING CHARACTERISTICS

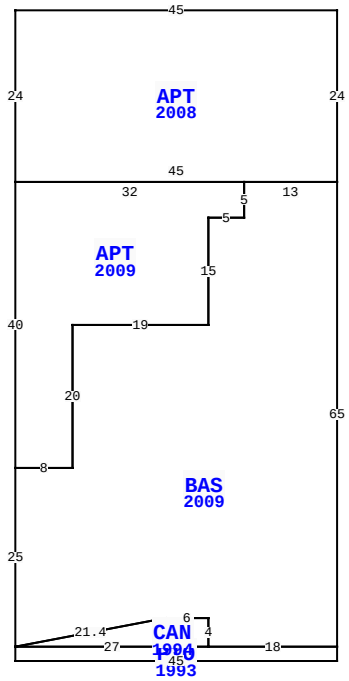
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	03	PLASTER 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,080	100	1,080	59,044
APT	725	100	725	39,636
BAS	2,134	100	2,134	116,666
CAN	66	30	20	1,094
PTO	90	5	4	219
TOTALS	4,095		3,963	216,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	3,963	76.7278	109.34	433,314	1946	1975	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 2023 Heated Area: 3939 HX Base Yr



505 S 9TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	216,657
TOTAL MARKET OB/XF VALUE	911
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	367,568
SOH/AGL Deduction	0
ASSESSED VALUE	367,568
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	367,568
TOTAL JUST VALUE	367,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	373,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150121	REPAIR/RRF	20,000	01/21/2015
20090619	SIGN	20	05/19/2009
20072126	H/AC	4,500	11/28/2007
20071178	REMODEL	300	06/26/2007
20060655	REMODEL	2,400	03/27/2006
20033025	REPAIR/RRF	15,000	04/30/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2554/1367	4/07/2022	WD	Q	I	01	425,000
GRANTOR: JANET A CARVER P.A.						
GRANTEE: BULUGEAN ALIN E & O						
2298/0930	8/16/2019	WD	Q	I	01	251,400
GRANTOR: DILLON CHRISTINE						
GRANTEE: JANET A CARVER P.A.						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=2008] W45 S24 APT=[YR=2009] S40 BAS=[YR=2009] S25 PTO=[YR=1993] S2 E45 N2 W18 CAN=[YR=1994] N4 W6 L21 D4 E27 $ W27 $ U4 R21 E6 S4 E18 N65 W13 S5 W5 S15 W19 S20 W8 $ E8 N20 E19 N15 E5 N5 W32 $ E45 N24 $.

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	2	37	74.00	SF	6.50	6.50	100	1946	1946	3	20	96	
2	0801	ASPHALT A	0	0	2	22	44.00	SF	3.00	3.00	100	1989	1989	3	50	66	
3	0811	CONCRETE B	0	0	16	45	720.00	SF	5.20	5.20	100	1960	1960	3	20	749	

LAND DESCRIPTION

TOTAL OB/XF 911

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	001200	C	STORE COMB	0	0006	MU-8	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	30.00	30.00	150,000							

REVIEW DATE 03/28/2022 BY DCA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS