BLOCK 152 LOTS 27 & 28
CITY OF FDNA BEACH

DELAY DOUGLAS BRAD & CYNTHIA D
1085 ESTATE DRIVE
DALTON, GA 30720

2024

00-00-31-1800-0152-0270

BUILDING CHARACTERISTICS

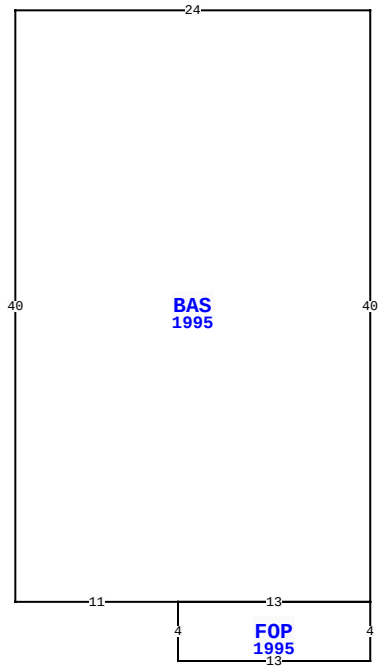
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	133,526
FOP	52	30	16	2,225
TOTALS	1,012		976	135,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	976	121.6080	152.01	148,362	1995	2005	0	0	0	8.50	91.50

1 SNGL FAM – 0% - 2023 Heated Area: 960 HX Base Yr



711 S 7TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	135,751
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	335,751
SOH/AGL Deduction	616
ASSESSED VALUE	335,135
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	335,135
TOTAL JUST VALUE	335,751
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	304,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8886	NEW CONSTR	40,000	02/21/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2584/0189	8/15/2022	WD	Q	I	01	399,900
GRANTOR: COLEMAN GEORGE R & DO						
GRANTEE: DELAY DOUGLAS BRAD						
2388/1689	8/28/2020	WD	Q	I	01	225,000
GRANTOR: BRAY HENRY M SR						
GRANTEE: COLEMAN GEORGE R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W24 S40 E11 FOP=[YR=1995] S4 E13 N4 W13$ E13 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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