BLOCK 161 LOTS 9 & 10
IN OR 1807/1383
CITY OF FDNA BEACH

FEATHERSTON CATHERINE B
334 JOHN WILKES RD
LYONS, GA 30436

2024

00-00-31-1800-0161-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

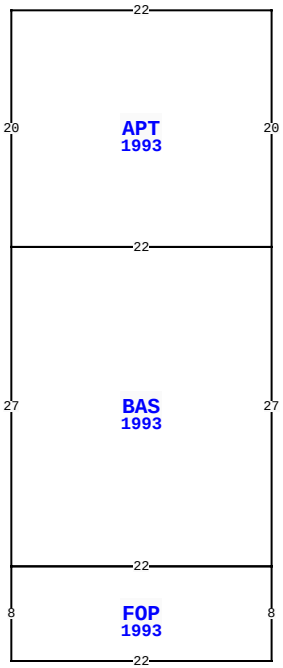
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	440	100	440	46,475
BAS	594	100	594	62,742
FOP	176	30	53	5,598
TOTALS	1,210		1,087	114,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,087	113.4200	141.78	154,115	1935	1950	0	0	0	25.50	74.50

1 DUPLEX – 0% - 0 Heated Area: 1034 HX Base Yr



820 S 6TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	114,816
TOTAL MARKET OB/XF VALUE	1,415
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	316,231
SOH/AGL Deduction	228,236
ASSESSED VALUE	87,995
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,995
TOTAL JUST VALUE	316,231
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1807/1383	8/15/2012	WD	U	I	40	34,857
GRANTOR: MCCORMICK DANA						
GRANTEE: FEATHERSTON CATHERI						
1709/1625	8/31/2010	QC	U	I	11	100
GRANTOR: ALLAIRE JOHN E & DANA						
GRANTEE: MCCORMICK DANA						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W22S20BAS=[YR=1993] S27 FOP=[YR=1993] S8 E22N8 W22$ E22 N27 W22$ E22N20$.

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	0940	SHEDS/PORT	0	0	10	10	100.00	SF	27.00	27.00	100	1999	1999	3	20	540	
2	0350	CARPORT WD	0	0	22	10	220.00	SF	11.70	11.70	100	2000	2000	3	20	515	
3	0350	CARPORT WD	0	0	14	11	154.00	SF	11.70	11.70	100	1999	1999	3	20	360	

LAND DESCRIPTION

TOTAL OB/XF 1,415

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	000800	C	MULTI-FAM	0	0007	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 06/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS