BLOCK 167 LOTS 27 28
CITY OF FDNA BEACH

MARESH TOMM & AGNES
152 LEWIS AVE
TYBEE ISLAND, GA 31328

2024

00-00-31-1800-0167-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

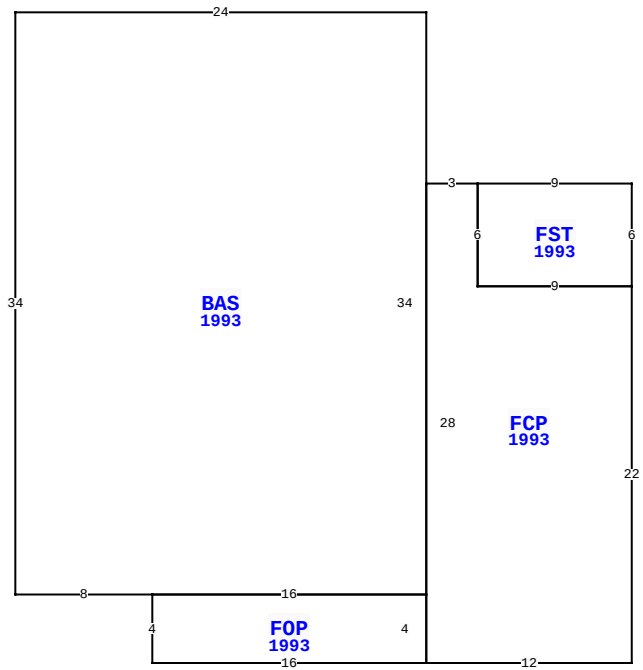
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	118,789
FCP	282	25	70	10,190
FOP	64	30	19	2,766
FST	54	55	30	4,367
TOTALS	1,216		935	136,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	935	129.2544	161.57	151,068	1967	2005	0	0	0	9.90	90.10

1 SNGL FAM – 0% - 2023 Heated Area: 816 HX Base Yr



909 S 9TH ST, FERNANDINA BEACH

BLD DATE	04/04/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	136,112
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,505
TOTAL MARKET VALUE	221,617
SOH/AGL Deduction	0
ASSESSED VALUE	221,617
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	221,617
TOTAL JUST VALUE	221,617
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2558/1323	4/27/2022	WD	Q	I	01	315,000
GRANTOR: BOLSTAD JILL						
GRANTEE: MARESH TOMM & AGNES						
2556/0333	4/13/2022	QC	U	I	11	100
GRANTOR: BLOSTAD JEFF						
GRANTEE: BLOSTAD JILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S34 E8 FOP=[YR=1993] S4 E16 FCP=[YR=1993] E12 N22 FST=[YR=1993] N6 W9 S6 E9$ W9 N6 W3 S28$ N4 W16 $ E16 N34$.

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	MU-8	50.00	100.00	4,886.00	SF		1.00	1.00	1.00	17.50	17.50	85,505							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 85,505 Market: 0 Agricultural: 0 Common: 85,505 PRINTED 08/06/2024 BY SYS