

BATTLE ANGELA H & ANTHONY
316 FAIRWAYS EDGE DR
ST MARYS, GA 31558

00-00-31-1800-0241-0120

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT		CD	05 AVERAGE 100		0320 01 1,557		119.4420		113.47		176,673		1987		2000		0		0		11.25		88.75		VALUATION BY		STANDARD		
Exterior Wall		03	GABLE/HIP 100		1 TOWNHOUSE - 0% - 0						Heated Area: 1432				HX Base Yr										Tax Group: 2		Tax Dist:		
Roof Structur		03	COMP SHNGL 100																						BUILDING MARKET VALUE		156,797		
Roof Cover		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE		4,282		
Interior Wall		11	CLAY TILE 70																						TOTAL LAND VALUE - MARKET		100,320		
Interior Floo		14	CARPET 30																						TOTAL MARKET VALUE		261,399		
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction		7,712		
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE		253,687		
Bedrooms			3 100																						TOTAL EXEMPTION VALUE		0		
Bathrooms			2 100																						BASE TAXABLE VALUE		253,687		
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE		261,399		
Stories		1.	1. 100																						NCON VALUE		0		
Units		0	100																						INCOME VALUE				
BUD8 Adjustme		02	DIST FB 100																						PREVIOUS YEAR MKT VALUE		253,328		
Occupancy		00	NONE 100																										
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA																										
NEIGHBORHOOD/LOC		1009.00																											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS		1,185	100	1,185	119,335																								
BAS		247	100	247	24,874																								
FGR		220	55	121	12,185																								
FOP		14	30	4	403																								
TOTALS		1,666		1,557	156,797																								
EXTRA FEATURES				422 S 13TH ST B, FERNANDINA BEACH																									
BLD DATE																													
XF DATE																													
INC DATE																													
LGL DATE																													
LAND DATE																													
AG DATE																													
OB/XF MKT VALUE																													
NOTES																													
1		0810	CONCRETE A	0	0	49	3	147.00	SF	6.50	6.50	100	1987	1987	3	52	497												
2		0810	CONCRETE A	0	0	51	17	867.00	SF	6.50	6.50	100	1987	1987	3	52	2,930												
3		0820	WOOD WALK	0	0	15	13	182.00	SF	11.75	11.75	100	2000	2000	3	40	855												