BLK 243 S1/2 OF LOT 2 &
E 115FT OF N 43FT OF LOT 3
IN OR 1999/836

MILLS JOHN RODNEY & MARY KATHLEEN
7260 BELL RD
DULUTH, GA 30097

2024

00-00-31-1800-0243-0023

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	05	Quality Level 05

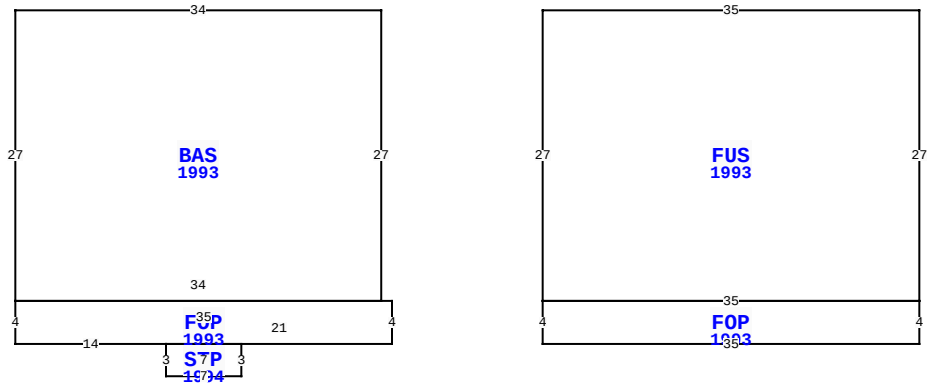
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	918	100	918	109,839
FOP	140	30	42	5,026
FOP	140	30	42	5,026
FUS	945	100	945	113,069
STP	21	10	2	239
TOTALS	2,164		1,949	233,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	11	1,949	148.6072	141.18	275,160	1983	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 0% - 0 Heated Area: 1863 HX Base Yr



22 S 13TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	233,198
TOTAL MARKET OB/XF VALUE	5,646
TOTAL LAND VALUE - MARKET	421,400
TOTAL MARKET VALUE	660,244
SOH/AGL Deduction	211,716
ASSESSED VALUE	448,528
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	448,528
TOTAL JUST VALUE	660,244
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	589,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152625	INTREMO	20,000	11/09/2015
20121569	H/AC	3,547	08/02/2012
20061348	REROOF W/METAL	4,000	06/15/2006
81	NEW CONSTR	51,290	06/01/1981

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1999/0836	8/05/2015	WD	Q	I	01	262,300
GRANTOR: STUBBS TEMPLE C &						
GRANTEE: MILLS JOHN RODNEY &						
1999/0834	8/04/2015	TD	U	I	11	100
GRANTOR: HOLMAN CYNTHIA TRUSTE						
GRANTEE: MILLS JOHN RODNEY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S27 FOP=[YR=1993] S4 E14 STP=[YR=1994] S3 E7 N3 W7$ E21 N4 W35$ E34 N27$ PTR= E15 FUS=[YR=1993] E35 S27 FOP=[YR=1993] S4 W35 N4 E35$ W35 N27$ W15$.

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	0801	ASPHALT A	0	0	0	0	3,500.00	SF	3.00	3.00	100	1984	1984	3	50	5,250	
2	1242	WD DECK A	0	0	11	18	198.00	SF	10.00	10.00	100	2000	2000	3	20	396	

LAND DESCRIPTION

TOTAL OB/XF 5,646

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	86.00	230.00	86.00	FF	1	1.22	1.00	1.22	2,800.00	3,416.00	293,776							
2	000100	C	SFR	0	0006	R-2	43.00	115.00	43.00	FF	1	1.06	1.00	1.06	2,800.00	2,968.00	127,624							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 421,400 Market: 0 Agricultural: 0 Common: 421,400 PRINTED 08/06/2024 BY SYS