

BLK 244 TRACT G & N 12 FT OF  
 TRACT H OF LOT 6 & S 5 FT OF  
 TRACT A OF LOT 6 IN OR 723/476

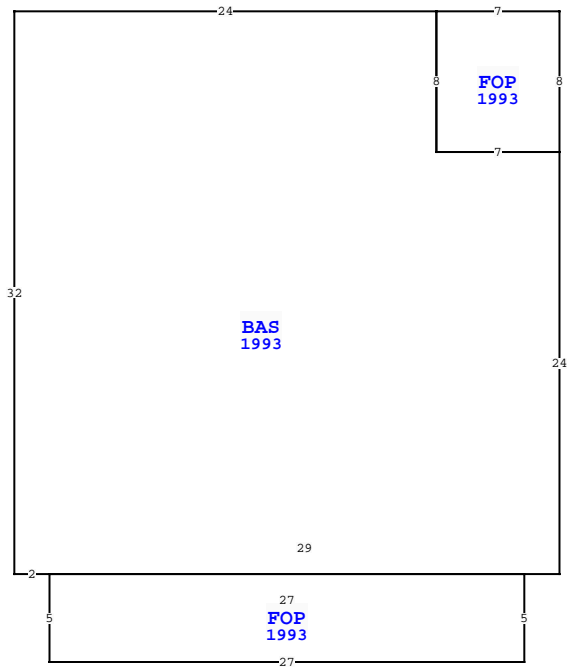
GEORGE PATSY SUE EST  
 C/O JAMES GEORGE, 228 GREENBRIAR RD  
 KINGSLAND, GA 31548

2024

00-00-31-1800-0244-06A2

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	02	WALL BD/WD 100		
Interior Floo	09	PINE WOOD 100		
Air Condition	02	WINDOW 100		
Heating Type	02	CONVECTION 100		
Bedrooms		2 100		
Bathrooms		1 100		
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	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	936	100	936	57,954
FOP	56	30	17	1,053
FOP	135	30	40	2,476
TOTALS	1,127		993	61,483

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 0	83.11	82,528	1900	1950		0	0	25.50	74.50
Heated Area: 936						HX Base Yr						



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			61,483
TOTAL MARKET OB/XF VALUE			384
TOTAL LAND VALUE - MARKET			146,625
TOTAL MARKET VALUE			208,492
SOH/AGL Deduction			125,342
ASSESSED VALUE			83,150
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			83,150
TOTAL JUST VALUE			208,492
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			99,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2051	REROOF	3,000	04/12/1983

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2405/0627	10/22/2020	QC	U	I	11	100
GRANTOR: D A B TRUST						
GRANTEE: BROWN FREDERICK						
2345/1652	3/11/2020	WD	U	I	30	9,200
GRANTOR: BROWN FREDERICK						
GRANTEE: BROWN FREDERICK K I						

EXTRA FEATURES																
L N	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	8	8	SF	30.00	30.00	100	1995	1995	3	20	384	

BUILDING NOTES			
128 N 13TH TER, FERNANDINA BEACH			

BUILDING DIMENSIONS			
FOP=[YR=1993] W7 BAS=[YR=1993] W24 S32 E2 FOP=[YR=1993] S5 E27 N5W27\$ E29 N24 W7N8\$ S8E7N8\$.			

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-1			5,865.00	SF		1.00	1.00	1.00	25.00	25.00	146,625							