BLOCK 245 SUB A OF LOT 9
IN OR 2701/1479
REPLAT OF BLOCK 245 PB 2/54

SINGLETON DINAH
45 RED FOX DR
SAVANNAH, GA 31419

2024

00-00-31-1800-0245-09A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

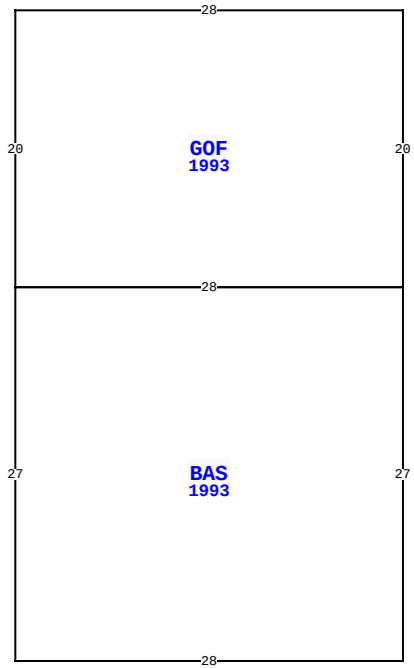
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	756	100	756	8,501
GOF	560	125	700	7,872
TOTALS	1,316		1,456	16,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,456	64.2600	22.49	32,745	1984	1984	0	0	0	50.00	50.00

1 GARAGE RES – 0% - 0 Heated Area: 1316 HX Base Yr



226 N 13TH TER, FERNANDINA BEACH

BLD DATE	03/27/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	16,372
TOTAL MARKET OB/XF VALUE	5,682
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	147,054
SOH/AGL Deduction	33,277
ASSESSED VALUE	113,777
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,777
TOTAL JUST VALUE	147,054
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2860	GARAGE	12,000	06/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2701/1479	3/22/2024	PR	U	I	19	340,000
GRANTOR: CRISHER DEBORAH ANN A						
GRANTEE: SINGLETON DINAH						
1668/0695	3/23/2010	QC	U	I	11	100
GRANTOR: CRISHER GRACIE G						
GRANTEE: CRUSGER GRACIE G &						

BUILDING NOTES

BUILDING DIMENSIONS

GOF=[YR=1993] W28 S20 BAS=[YR=1993] S27 E28 N27 W28$ E28 N20$.

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	0810	CONCRETE A	0	0	20	45	900.00	SF	6.50	6.50	100	1987	1987	3	52	3,042	
2	0940	SHEDS/PORT	0	0	24	12	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440	
3	0351	CARPORT MT	0	0	20	30	600.00	SF	10.00	10.00	100	2000	2000	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,682

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	0007	R-2	86.00	94.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 07/06/2020 BY DJA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/06/2024 BY SYS