BLOCK 310 LOT 1
CITY OF FDNA BEACH

MCGRAY FOYE & PHYLLIS
2940 JESSIE WHITLEY ROAD
NICHOLLS, GA 31554

2024

00-00-31-1800-0310-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

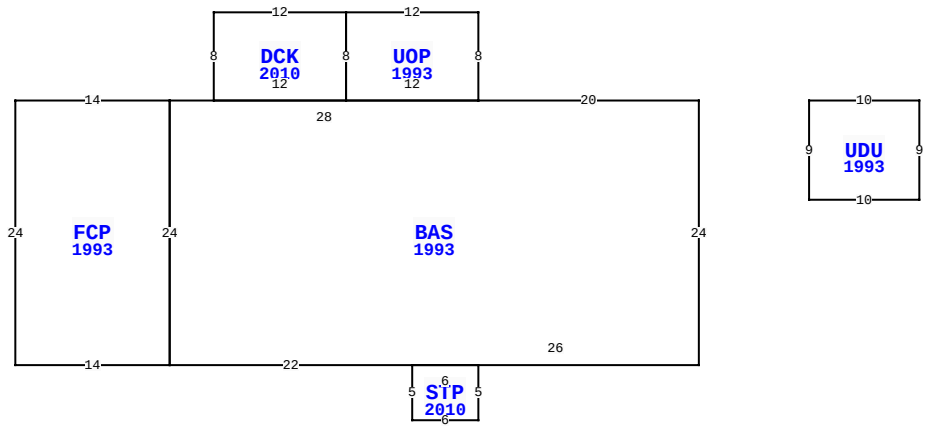
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	89,790
DCK	96	10	10	780
FCP	336	25	84	6,547
STP	30	10	3	234
UDU	90	55	50	3,898
UOP	96	20	19	1,481
TOTALS	1,800		1,318	102,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,318	104.5200	99.29	130,864	1965	1980	0	0	0	21.50	78.50

1 SINGLE FAM – 100% - 0 Heated Area: 1152 HX Base Yr



1304 CLINCH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		102,728
TOTAL MARKET OB/XF VALUE		2,157
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		154,885
SOH/AGL Deduction		92,801
ASSESSED VALUE		62,084
TOTAL EXEMPTION VALUE	HX HB WX SL	62,084
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		154,885
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/1612	5/17/2024	WD	Q	I	05	335,000

GRANTOR: HYERS MARTHA J

GRANTEE: MCGRAY FOYE & PHYLL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 UOP=[YR=1993] N8 W12 DCK=[YR=2010] W12 S8 E12 N8$ S8 E12 $ W28 FCP=[YR=1993] W14 S24 E14 N24$ S24 E22 STP=[YR=2010] S5 E6 N5 W6$ E26 N24$ PTR= E10 UDU=[YR=1993] E10 S9 W10 N9$ W10$.

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	100	0	0	81.00	SF	6.50	6.50	100	1990	1990	3	59.5	313	
2	0811	CONCRETE B	0	100	0	0	596.00	SF	5.20	5.20	100	1990	1990	3	59.5	1,844	

LAND DESCRIPTION

TOTAL OB/XF 2,157

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	100		RSF-	2100.00	100.00	100.00	FF		1.00	1.00	0.50	1,000.00	500.00	50,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS