LOT 25
OCEAN VILLAGE #1 PB 5/385-386

EDWARDS LIVING TRUST/EDWARDS RONALD GREGORY TRUSTE
2820 BRIARGLEN DR
ATLANTA, GA 30340

**2024**

**00-SB-30-155V-0025-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

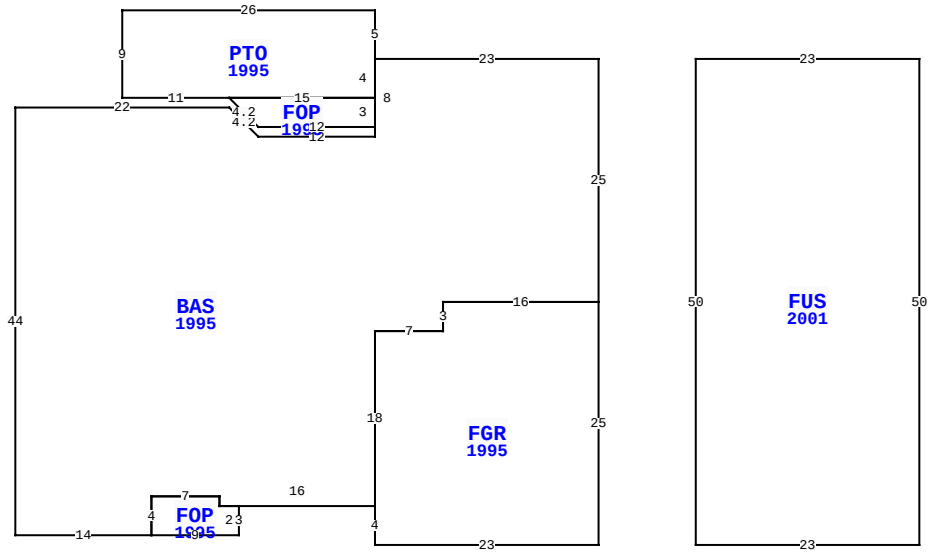
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3045.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,108 | 100 | 2,108 | 386,306 |
| FGR | 554 | 55 | 305 | 55,893 |
| FOP | 34 | 30 | 10 | 1,833 |
| FOP | 41 | 30 | 12 | 2,199 |
| FUS | 1,150 | 100 | 1,150 | 210,746 |
| PTO | 234 | 5 | 12 | 2,199 |
| TOTALS | 4,121 | | 3,597 | 659,175 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 3,597 | 138.0456 | 207.07 | 744,831 | 1995 | 2000 | 0 | 0 | 0 | 11.50 | 88.50 |

1 SFR CUST – 0% - 0 Heated Area: 3258 HX Base Yr




1887 ATLANTIC WAY, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 659,175 |
| TOTAL MARKET OB/XF VALUE | 6,730 |
| TOTAL LAND VALUE - MARKET | 400,000 |
| TOTAL MARKET VALUE | 1,065,905 |
| SOH/AGL Deduction | 116,578 |
| ASSESSED VALUE | 949,327 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 949,327 |
| TOTAL JUST VALUE | 1,065,905 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 986,542 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| P014586 | REMODEL | 0 | 03/01/2001 |
| B0107954 | ADDITION | 110,000 | 02/01/2001 |
| M014898 | H/AC | 0 | 02/01/2001 |
| B9401473 | NEW CONSTR | 98,470 | 12/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2644/1101 | 5/12/2023 | QC | U | I | 11 | 100 |
| GRANTOR: EDWARDS JILL CAUTHEN | | | | | | |
| GRANTEE: EDWARDS LIVING TRUS | | | | | | |
| 2460/1225 | 5/06/2021 | WD | Q | I | 01 | 915,000 |
| GRANTOR: A & R YANCEY LLC | | | | | | |
| GRANTEE: EDWARDS JILL CAUTHE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1995] W23 PTO=[YR=1995] N5 W26 S9 E11FOP=[YR=1995] R3 D3 E12 N3 W15$ E15 N4 $ S8 W12 U3 L3 W22S44 E14 FOP=[YR=1995] E9 N3 W2 N1 W7 S4 $ N4 E7 S1 E16 FGR=[YR=1995] S4 E23 N25 W16 S3 W7 S18 $ N18 E7 N3 E16 N25 $ PTR= E10 FUS=[YR=2001] E23 S50 W23 N50 $ 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 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 148.00 | SF | 7.00 | 7.00 | 100 | 2005 | 2005 | 3 | 86 | 891 | |
| 2 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 970.00 | SF | 7.00 | 7.00 | 100 | 2005 | 2005 | 3 | 86 | 5,839 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,730

| 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 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 400,000.00 | 400,000.00 | 400,000 | | | | | | | |

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS