

LOT 22
PRESERVE AT SUMMER BEACH #1C
PB 7/1

CONNER DELMAR JACKSON
100 IRONGATE PLACE
STATESBORO, GA 30458

2024

00-SB-30-1673-0022-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 8														
Exterior Wall	16	WD FR STUC 70	0500	01	2,850	120.4560	180.68	514,938	2007	2007	0	0	0	8.00	92.00	VALUATION SUMMARY														
Exterior Wall	15	CONC BLOCK 30	1 SFR CUST - 0% - 0													Heated Area: 2512														
Roof Structure	08	IRREGULAR 100														HX Base Yr														
Roof Cover	07	CONC TILE 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floor	11	CLAY TILE 50																												
Interior Floor	14	CARPET 50																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	4	100																												
Bathrooms	3.5	100																												
Frame	02	WOOD FRAME 100																												
Stories	2.	100																												
Units	0	100																												
Quality			04	Quality Level 04																										
DOR CODE			0100	SINGLE FAMILY																										
MAP NUM			MKT AREA													03														
NEIGHBORHOOD/LOC			3021.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,244	100	1,244	206,785																										
FGR	432	55	238	39,562																										
FOP	101	30	30	4,986																										
FOP	116	30	35	5,818																										
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FUS	1,268	100	1,268	210,774																										
TOTALS			3,277	2,850													473,743													
EXTRA FEATURES			95026 ELDERBERRY LN, FERNANDINA BEACH																											
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	0811	CONCRETE B	0	0	0	0	579.00	UT	5.20	5.20	100	2007	2007	3	88	2,650														
2	0810	CONCRETE A	0	0	0	0	78.00	SF	6.50	6.50	100	2007	2007	3	88	446														
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	91	1,820														
TOTAL OB/XF																		4,916												
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000													
REVIEW DATE 08/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/06/2024 BY SYS																														