

LOT 35
PRESERVE AT SUMMER BEACH #1C
PB 7/1

TARRANT JEFFREY S & ANGELA D
380 PEACHBELT RD
THOMASTON, GA 30286

2024

00-SB-30-1673-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	3021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,266	100	1,266	215,982
FGR	420	55	231	39,409
FOP	92	30	28	4,777
FSP	116	40	46	7,848
FUS	712	100	712	121,468

TOTALS	2,606		2,283	389,483
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	0	0	0	490.00	SF	6.50
3	0810	CONCRETE A	0	0	27	4	108.00	SF	6.50
4	0855	CONC PAVER	0	0	0	0	120.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00

REVIEW DATE	08/19/2019	BY	DJA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,283	124.3032	186.45	425,665	2006	2006	0	0	0	8.50	91.50
1 SFR CUST - 0% - 0												
Heated Area: 1978												
HX Base Yr												

BLD DATE	10/17/2006	0	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
95087 ELDERBERRY LN, FERNANDINA BEACH				

TOTAL OB/XF												
5,938												

Total Acres:	0.00	Total Land Value:	115,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	389,483		
TOTAL MARKET OB/XF VALUE	5,938		
TOTAL LAND VALUE - MARKET	115,000		
TOTAL MARKET VALUE	510,421		
SOH/AGL Deduction	0		
ASSESSED VALUE	510,421		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	510,421		
TOTAL JUST VALUE	510,421		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	493,042		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10204	MECH OTHER	0	08/01/2005
R07997	REPAIR/RRF	10,000	08/01/2005
C14412	CO ISSUED	151,585	02/01/2005
P09089	OTHER	0	02/01/2005
B14412	NEW CONSTR	151,585	02/01/2005
E14286	ELEC OTHER	2,000	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2491/0411	8/25/2021	WD	Q	I	01	577,500
GRANTOR: DAVIS WILLIAM C JR &						
GRANTEE: TARRANT JEFFREY S &						
1521/1649	8/28/2007	WD	Q	I		455,000
GRANTOR: LOTT SHERYL						
GRANTEE: DAVIS WILLIAM C JR						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W3 N2 W9 S2 W4 FSP=[YR=2013] W1 N2 W10 S2 W1 S8 E12 N8\$ S8 W12 S42 FGR=[YR=2006] S20 E21 N15 FOP=[YR=2006] E7 N10 W6 U3 L3 L3 D3 R5 D5 S5\$ N5 W21\$ E21 U5 L5 U3 R3 D3 R3 E6 N45\$ PTR=[YR=2006] E20 FUS=[YR=2006] E28 S18 W12 S13 W16 N31\$ W20\$.									