

CHESSER HAL & LISA REVOCABLE LIVING TRUST/CHESSER
616 JULIE DRIVE
VIDALIA, GA 30474

00-SB-30-1920-0020-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 12 CEDAR 100										0500 11 1,627 148.9710 223.46 363,569 1988 1988 0 0 17.50 82.50										Tax Group: 8 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SFR CUST - 0% - 0 Heated Area: 1308 HX Base Yr										BUILDING MARKET VALUE 299,944									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 4,961									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 350,000									
Interior Floo 14 CARPET 90																				TOTAL MARKET VALUE 654,905									
Interior Floo 07 CORK/VTILE 10																				SOH/AGL Deduction 200,475									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 454,430									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Bedrooms 3 100																				BASE TAXABLE VALUE 454,430									
Bathrooms 2 100																				TOTAL JUST VALUE 654,905									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 541,806									
BUD8 Adjustme 05 DIST 1A 100																													
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				R1615160 ROOF 6,000 07/01/2016									
MAP NUM MKT AREA 03																				B960503 REPAIR/RRF 1,500 08/01/1996									
NEIGHBORHOOD/LOC 3020.00																				B9603122 REPAIR/RRF 15,000 07/01/1996									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				E962906 CHNGE SRVC 1,200 07/01/1996									
BAS 1,308 100 1,308 241,136																				4706 NEW CONSTR 45,136 03/03/1988									
FGR 430 55 236 43,508																													
FOP 24 30 7 1,290																													
FOP 254 30 76 14,011																													
TOTALS 2,016 1,627 299,944																													
EXTRA FEATURES										5071 SUMMER BEACH BLVD, 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										BLD DATE YE DATE INC DATE										LGL DATE LAND DATE AG DATE									
1 0811 CONCRETE B 0 0 0 0 648.00 SF 5.20 5.20 100 1988 1988 3 54.5 1,836										04/11/2024 MLU																			
2 0825 BRICK 0 0 0 0 38.00 SF 12.50 12.50 100 1988 1988 3 84 399																													
3 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 1988 1988 3 64 2,240																													
4 0810 CONCRETE A 0 0 15 3 45.00 SF 6.50 6.50 100 1988 1988 3 54.5 159																													
5 0825 BRICK 0 0 0 0 7.00 SF 12.50 12.50 100 1988 1988 3 84 74																													
6 0476 VF 6 SBPL 0 0 12 0 12.00 LF 32.00 32.00 100 2005 2005 3 66 253																													
LAND DESCRIPTION										TOTAL OB/XF 4,961																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 1.00 350,000.00 350,000.00 350,000																													
REVIEW DATE 01/14/2021 BY KBA										Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000										PRINTED 08/06/2024 BY SYS									