LOT 30
IN OR 1648/1953
BEACH WALKER VILLAGE PB 4/14

LAVIN PAULA RENEE C/CLARK CHRISTINE
PO BOX 6817
ATHENS, GA 30604

2024

01-6N-29-0200-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

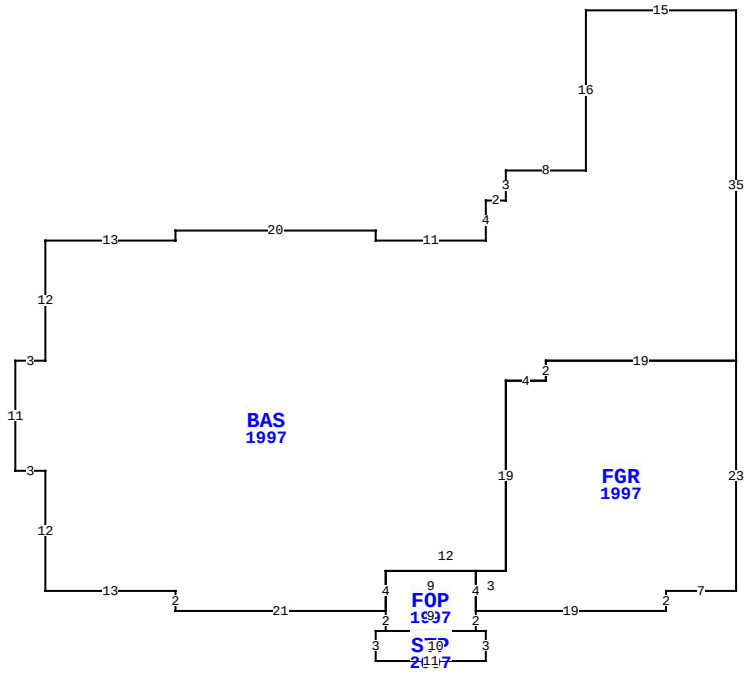
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,374	100	2,374	333,105
FGR	565	55	311	43,637
FOP	54	30	16	2,245
STP	33	10	3	421
TOTALS	3,026		2,704	379,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,704	107.5200	161.28	436,101	1997	1997	0	0	0	13.00	87.00

1 SFR CUST – 0% - 0 Heated Area: 2374 HX Base Yr



BLD DATE	05/23/2008 DJJH	LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

19 BEACH WALKER RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	379,408
TOTAL MARKET OB/XF VALUE	12,909
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	892,317
SOH/AGL Deduction	156,901
ASSESSED VALUE	735,416
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	735,416
TOTAL JUST VALUE	892,317
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	819,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603232	NEW CONSTR	160,000	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1648/1953	11/16/2009	QC	U	I	16	100
GRANTOR: CLARK CHRISTINE & H L						
GRANTEE: CLARK CHRISTINE & P						
0750/0121	1/31/1996	WD	Q	V		57,000
GRANTOR: WISNIEWSKI THERESA						
GRANTEE: CLARK CHRISTINE & H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W15 S16 W8 S3 W2 S4 W11 N1 W20 S1 W13 S12 W3 S11 E3 S12 E13 S2 E21 FOP=[YR=1997] S2 STP=[YR=2007] W1 S3 E11 N3 W10$ E9 N2 FGR=[YR=1997] E19 N2 E7 N23 W19 S2 W4 S19 W3 S4$ N4 W9 S4$ N4 E12 N19 E4 N2 E19 N35$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	80	1,600	
2	0812	CONCRETE C	0	0	0	0	1,606.00	SF	4.00	4.00	100	1997	1997	3	73	4,690	
3	0825	BRICK	0	0	0	0	252.00	SF	12.50	12.50	100	1997	1997	3	92	2,898	
4	0810	CONCRETE A	0	0	0	0	54.00	SF	6.50	6.50	100	1997	1997	3	73	256	
5	0820	WOOD WALK	0	0	5	2	10.00	SF	11.75	11.75	100	1997	1997	3	40	47	
6	0856	POROUS CC	0	0	55	2	110.00	SF	2.50	2.50	100	1997	1997	3	73	201	
7	1242	WD DECK A	0	0	0	0	703.00	SF	10.00	10.00	100	1997	1997	3	20	1,406	
8	1126	CB/STC 8"	0	0	0	0	96.00	SF	8.00	8.00	100	1997	1997	3	73	561	
9	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	1997	1997	3	25	1,250	

TOTAL OB/XF 12,909

LAND DESCRIPTION

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		RG-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 11/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS