LOT 51
BEACH WALKER VILLAGE PB 4/14

BALDWIN DOROTHY SUE KNIPFER/BALDWIN SUE K
PO BOX 123
MADISON, GA 30650

**2024**

**01-6N-29-0200-0051-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

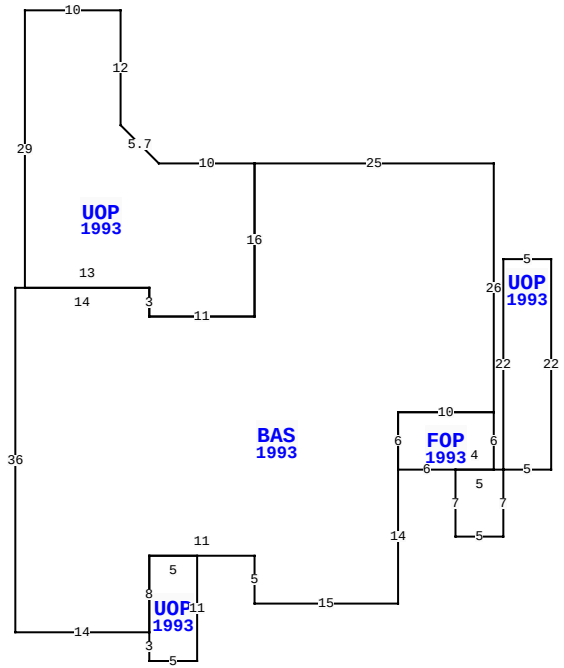
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 80 |
| Exterior Wall | 12 | CEDAR 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 80 |
| Interior Wall | 08 | DECORATIVE 20 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 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 | 1,729 | 100 | 1,729 | 231,834 |
| FOP | 60 | 30 | 18 | 2,414 |
| UOP | 55 | 20 | 11 | 1,475 |
| UOP | 145 | 20 | 29 | 3,888 |
| UOP | 513 | 20 | 103 | 13,811 |
| TOTALS | 2,502 | | 1,890 | 253,422 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 1,890 | 113.8760 | 170.81 | 322,831 | 1974 | 1980 | 0 | 0 | 0 | 21.50 | 78.50 |

1 SFR CUST – 0% - 0 Heated Area: 1729 HX Base Yr




8 GREEN WINGED TEAL RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/14/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 5 | Tax Dist: |
| BUILDING MARKET VALUE | 253,422 |
| TOTAL MARKET OB/XF VALUE | 5,416 |
| TOTAL LAND VALUE - MARKET | 500,000 |
| TOTAL MARKET VALUE | 758,838 |
| SOH/AGL Deduction | 170,710 |
| ASSESSED VALUE | 588,128 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 588,128 |
| TOTAL JUST VALUE | 758,838 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 693,813 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0165 | REPAIR/RRF | 6,583 | 01/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2659/984 | 7/25/2023 | PR | U | I | 11 | 0 |
| GRANTOR: BALDWIN DOROTHY SUE K | | | | | | |
| GRANTEE: BALDWIN DOROTHY SUE | | | | | | |
| 2651/1244 | 6/26/2023 | FJ | U | I | 11 | 0 |
| GRANTOR: BALDWIN CHARLES W JR | | | | | | |
| GRANTEE: BALDWIN DOROTHY SUE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W25 UOP=[YR=1993] W10 U4 L4 N12 W10 S29 E13 S3 E11 N16$ S16 W11 N3 W14 S36 E14 UOP=[YR=1993] S3 E5 N11 W5 S8$ N8 E11 S5 E15 N14 FOP=[YR=1993] E6 UOP=[YR=1993] S7 E5 N7 E5 N22 W5 S22 W5$E4 N6 W10 S6 $ N6 E10 N26 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1974 | 1974 | 3 | 34 | 1,190 | |
| 2 | 0802 | ASPHALT B | 0 | 0 | 0 | 0 | 713.00 | SF | 2.40 | 2.40 | 100 | 1974 | 1974 | 3 | 50 | 856 | |
| 3 | 0850 | PEBBLE WLK | 0 | 0 | 0 | 0 | 323.00 | SF | 3.50 | 3.50 | 100 | 1974 | 1974 | 3 | 25 | 283 | |
| 4 | 1126 | CB/STC 8" | 0 | 0 | 0 | 0 | 776.00 | SF | 8.00 | 8.00 | 100 | 1974 | 1974 | 3 | 25 | 1,552 | |
| 5 | 0444 | BOX FNC 4' | 0 | 0 | 0 | 0 | 3.00 | LF | 6.50 | 6.50 | 100 | 1974 | 1974 | 3 | 20 | 4 | |
| 6 | 0446 | BOX FNC 6' | 0 | 0 | 0 | 0 | 9.00 | LF | 20.00 | 20.00 | 100 | 1974 | 1974 | 3 | 20 | 36 | |
| 7 | 0820 | WOOD WALK | 0 | 0 | 0 | 0 | 318.00 | SF | 11.75 | 11.75 | 100 | 1974 | 1974 | 3 | 40 | 1,495 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,416

| 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS