

LOT 147
BEACHWOOD VILLAGE UNIT 2
PB 4/35 & 36

BISSON JIM & SUSAN IRREVOCABLE TRUST/FLOYD JENNIFE
707 GREENWOOD DR
DALTON, GA 30720

2024

01-6N-29-0202-0147-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,154	100	2,154	336,502
BAS	60	100	60	9,374
FGR	438	55	241	37,650
FOP	35	30	10	1,562
FOP	211	30	63	9,842
UOP	72	20	14	2,187
UOP	124	20	25	3,906

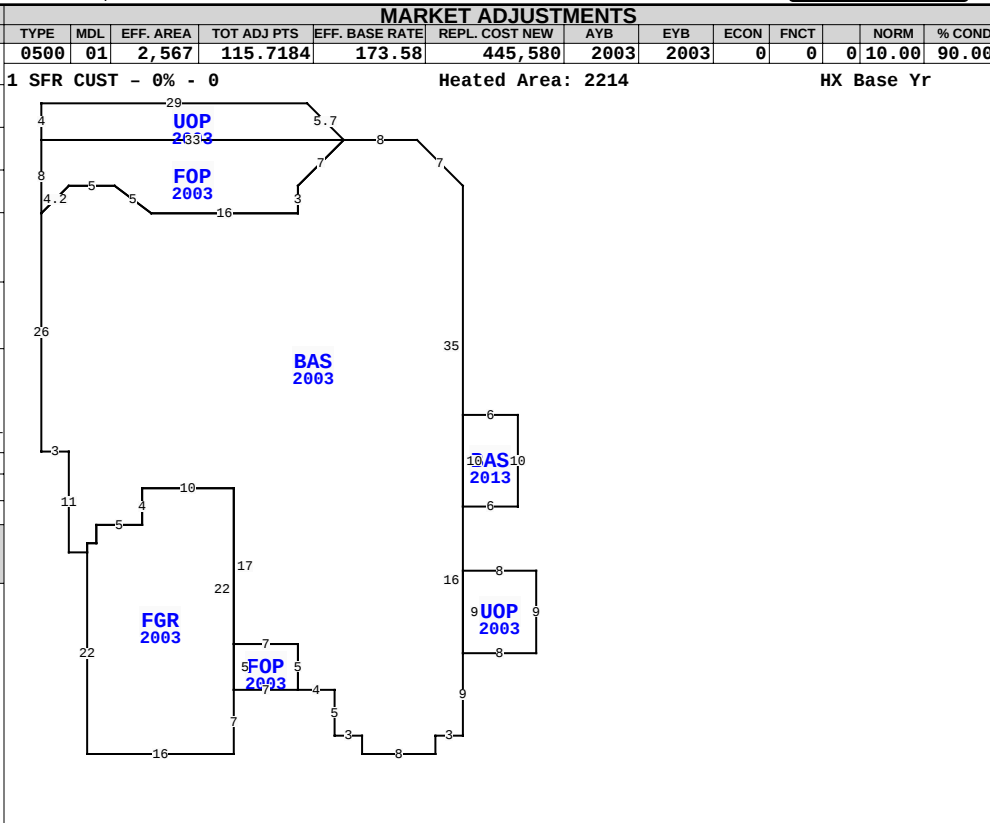
TOTALS	3,094		2,567	401,022
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EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	0	0	0	554.00	SF	10.00	10.00	100	2003	2003	3	83	4,598	
2	0855	CONC PAVER	0	0	0	0	497.00	SF	10.00	10.00	100	2003	2003	3	83	4,125	
3	0462	ST/AL FNC	0	0	0	0	396.00	SF	10.00	10.00	100	2003	2003	3	32	1,267	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	61	183	
5	1126	CB/STC 8"	0	0	0	0	138.00	SF	8.00	8.00	100	2003	2003	3	83	916	
6	1075	TRELLIS G	0	0	0	0	80.00	SF	35.00	35.00	100	2003	2003	3	32	896	

LAND DESCRIPTION		
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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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	450,000.00	495,000.00	495,000							



7 BUCKTHORNE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	11,985
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE			401,022
TOTAL MARKET OB/XF VALUE			11,985
TOTAL LAND VALUE - MARKET			495,000
TOTAL MARKET VALUE			908,007
SOH/AGL Deduction			309,738
ASSESSED VALUE			598,269
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			598,269
TOTAL JUST VALUE			908,007
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			780,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326255	NEW CONSTR	44	06/01/2013
P1316569	ADD60SFBR	0	05/01/2013
B0210413	NEW CONSTR	197,000	11/01/2002
R024534	REPAIR/RRF	8,500	11/01/2002

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD SALE PRICE
2498/0384	9/17/2021	QC U I 11	100
GRANTOR: BISSON JAMES H III &			
GRANTEE: BISSON JIM & SUSAN			
1173/0430	9/19/2003	WD Q I	570,000
GRANTOR: PLANTATION HOUSING CO			
GRANTEE: BISSON JAMES H III			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2003] L5 U5 W8 UOP=[YR=2003] U4 L4 W29 S4			
FOP=[YR=2003] S8 R3 U3 E5 D3 R4 E16 N3 U5 R5 W33\$ E33\$			
D5 L5 S3 W16 U3 L4 W5 D3 L3 S26 E3 S11 E2 FGR=[YR=2003]			
S22 E16 N7 FOP=[YR=2003] E7 N5 W7 S5 \$ N22 W10 S4 W5 S2 W1			
S1\$ N1 E1 N2 E5 N4E10 S17 E7 S5 E4 S5 E3 S2 E8 N2 E3 N9			
UOP=[YR=2003] E8 N9 W8 S9\$ N16 BAS=[YR=2013] E6 N10 W6 S10\$ N35\$.			