IN OR 2580/389
EX 3-33

ANDERSON AMIE P & JAY W/ANDERSON KADI
115 MELROSE CREEK DRIVE
STOCKBRIDGE, GA 30281

2024

31-2N-28-0000-0003-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	03	Quality Level 03

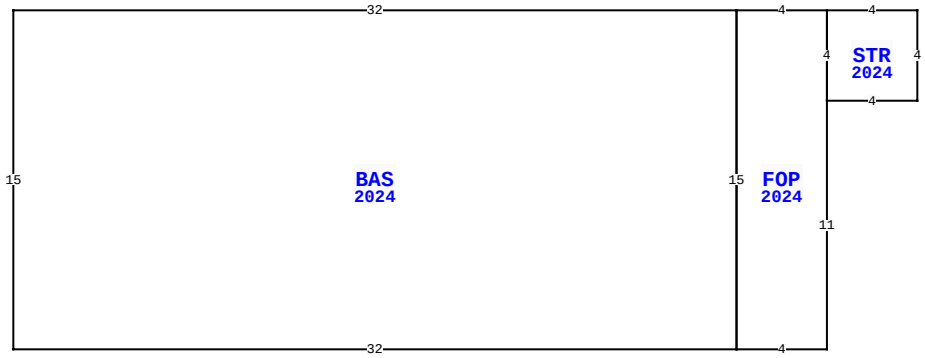
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	55,680
FOP	60	30	18	2,088
STR	16	10	2	232
TOTALS	556		500	58,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	500	122.1000	116.00	58,000	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 480 HX Base Yr



95348 CATALINA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	58,000
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	145,000
SOH/AGL Deduction	0
ASSESSED VALUE	145,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,000
TOTAL JUST VALUE	145,000
NCON VALUE	58,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004770	CO ISSUED		04/13/2023
22015065	HTD512 P64	79,179	10/07/2022
MH03271	MH MOVE-ON	0	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/0389	7/06/2022	WD	Q	V	01	110,000
GRANTOR: NASSAU RURAL PROPERTI						
GRANTEE: ANDERSON AMIE P & J						
2547/0901	3/11/2022	QC	U	I	11	100
GRANTOR: ROMEDY WALTER E & THE						
GRANTEE: NASSAU RURAL PROPER						

BUILDING NOTES

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1999	1999	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1999	1999	3	100	6,000	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,10] E32 S15 W32 N15 $
FOP=[YR=2024;ORIG=72,10] S15 E4 N11 N4 W4 $
STR=[YR=2024;ORIG=76,10] E4 S4 W4 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/29/2022 BY DJ Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS