LOT 73 PT OF TRACT B
IN OR 2454/991
PINEY ISLAND PB 4/63 & 64

BRETH RONALD VALLIE
108 SAINT ANDREWS RD
RINCON, GA 31326

2024

37-2N-28-5000-0073-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

PINEY ISLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	05/24/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	175,000
SOH/AGL Deduction	34,640
ASSESSED VALUE	140,360
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,360
TOTAL JUST VALUE	175,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2454/0991	4/21/2021	WD	Q	V	02	148,000
GRANTOR: MILLER JAMES S & DONN						
GRANTEE: BRETH RONALD VALLIE						
0944/0045	8/09/2000	WD	Q	V		51,500
GRANTOR: MOTTAYAW JACOB C III						
GRANTEE: MILLER JAMES SMITH						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	000116	C	SFR MARSH	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 05/24/2023 BY MLU Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS