

LOT 3
IN OR 1344/357
ARNOLD RIDGE PB 6/251

ESPIN VICTORIA & GONZALO
1042 WALNUT CREEK DR
WOODSTOCK, GA 30188

2024

43-3N-28-082A-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,380	100	2,380	255,244
FGR	462	55	254	27,240
FOP	160	30	48	5,148
FOP	184	30	55	5,898
TOTALS	3,186		2,737	293,531

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0811	CONCRETE B	0	0	0	0	795.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,737	96.6720	120.84	330,739	2005	2008	0	0	0 11.25	88.75
1 SNGL FAM - 0% - 0 Heated Area: 2380 HX Base Yr											
97076 ARNOLD RIDGE DR, YULEE											

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/15/2023
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		293,531	
TOTAL MARKET OB/XF VALUE		5,335	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		373,866	
SOH/AGL Deduction		53,388	
ASSESSED VALUE		320,478	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		320,478	
TOTAL JUST VALUE		373,866	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		346,817	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2009180	REPAIR/RRF	18,650	10/01/2020
M1801297	H/AC	0	02/01/2018
M0509750	H/AC	0	05/01/2005
P09283	OTHER	0	04/01/2005
E14813	ELEC OTHER	2,000	04/01/2005
R07394	REPAIR/RRF	2,800	03/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1344/0357	8/23/2005	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: ESPIN VICTORIA & GO					
1238/1667	6/17/2004	WD	U	V	19
GRANTOR: ARNOLD RIDGE INVESTME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W16 FOP=[YR=2005] N4 W23 S8 E23 N4 \$ S4 W23 N4 W16 S40 FGR=[YR=2005] S21 E22 N5 FOP=[YR=2005] E21 N8 W2 N3 W6 S5 W13 S6 \$ N16 W22 \$ E22 S10 E13 N5 E6 S3 E14 N48 \$.											