LOT 33
IN OR 1335/1523
NORTH SHORE SUB PB 5/255-256

WERNER ROBERT & KIM
3039 LAKE FOREST DRIVE
AUGUSTA, GA 30909

2024

46-3N-28-5340-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4021.00		

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

MARKET ADJUSTMENTS

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	95,000
SOH/AGL Deduction	30,156
ASSESSED VALUE	64,844
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,844
TOTAL JUST VALUE	95,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1335/1523	7/25/2005	WD	Q	V		100,000
GRANTOR: COFFEY BERNARD A & TE						
GRANTEE: WERNER ROBERT & KIM						
0640/0478	11/04/1991	WD	Q	V		12,900
GRANTOR: NORTHSHORE PARTNRSHP						
GRANTEE: COFFEY BERNARD & T						

SUMMER BREEZE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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

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	000000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

REVIEW DATE 04/03/2024 BY MLU Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS