LOT 5
BUENA VISTA PB 5/19

MERRITT TEREASA M
517 EMANUEL CHURCH RD
BRUNSWICK, GA 31523

2025

00-00-30-0150-0005-0000

BUILDING CHARACTERISTICS

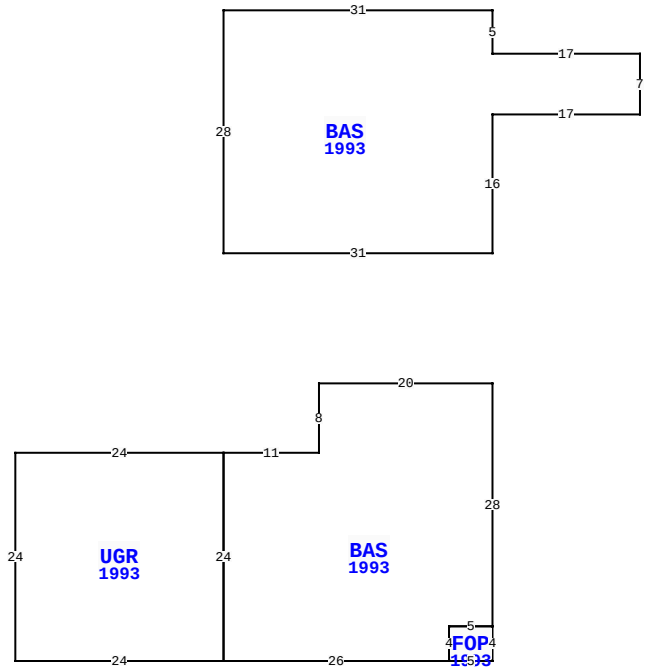
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	1993	884	66,683
BAS	987	100	1993	987	74,453
FOP	20	30	1993	6	453
UGR	576	45	1993	259	19,537
TOTALS	2,467			2,136	161,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,136	101.4300	101.43	216,654	1968	1968	0	0	0	25.63	74.37

1 SINGLE FAM – 0% - 0 Heated Area: 1871 HX Base Yr



779 ADAMS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

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	0802	ASPHALT B	0	0	0	0	848.00	SF	2.40	2.40	100	1980	1980	3	50	1,018	
2	0810	CONCRETE A	0	0	5	2	10.00	SF	6.50	6.50	100	1980	1980	3	30	20	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	161,126
TOTAL MARKET OB/XF VALUE	1,038
TOTAL LAND VALUE - MARKET	181,800
TOTAL MARKET VALUE	343,964
SOH/AGL Deduction	60,704
ASSESSED VALUE	283,260
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,260
TOTAL JUST VALUE	343,964
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	316,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615141	ROOF	6,950	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2741/1531	10/04/2024	QC	U	I	11	100
GRANTOR: MONEY CADY A ET AL						
GRANTEE: MERRITT TEREASA						
2481/0381	7/14/2021	PR	U	I	11	100
GRANTOR: WETHERINGTON LINA S P						
GRANTEE: MONEY CADY A & KILE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S8 W11 UGR=[YR=1993] W24 S24 E24N24$ S24
E26 FOP=[YR=1993] E5 N4 W5S4$ N4 E5 N28$ PTR=N15
BAS=[YR=1993] N16 E17 N7 W17 N5 W31 S28 E31 $ S15 $.

LAND DESCRIPTION

TOTAL OB/XF 1,038

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	000100	C	RES	0		RSF-	2101.00	140.00	101.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	181,800							

REVIEW DATE 01/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 181,800 Market: 0 Agricultural: 0 Common: 181,800 PRINTED 07/30/2025 BY SYS