LOT 56
IN OR 1390/1765-1768
CASHEN WOOD SUB PB 5/221

RITZ STEPHEN J & ANGELITA A
989 HOLLY HEDGE ROAD
STONE MOUNTAIN, GA 30083

**2025**

**00-00-30-0174-0056-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

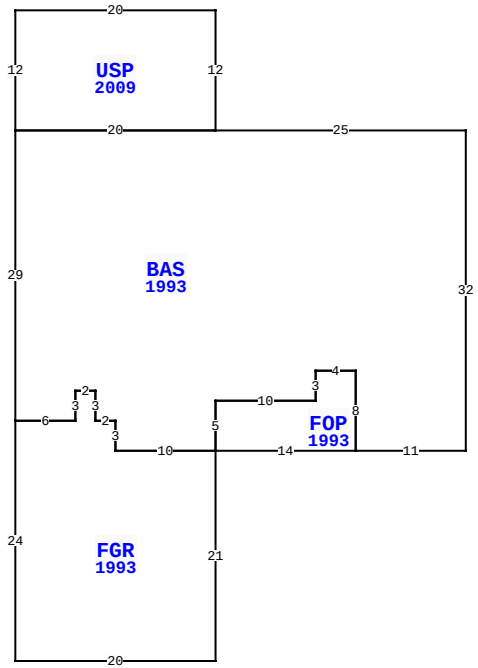
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 2012.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,322 | 100 | 1993 | 1,322 | 185,380 |
| FGR | 456 | 55 | 1993 | 251 | 35,197 |
| FOP | 82 | 30 | 1993 | 25 | 3,506 |
| USP | 240 | 30 | 2009 | 72 | 10,096 |
| TOTALS | 2,100 | | | 1,670 | 234,180 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,670 | 125.3500 | 165.46 | 276,318 | 1992 | 1992 | 0 | 0 | 0 | 15.25 | 84.75 |

1 SNGL FAM – 0% - 0 Heated Area: 1322 HX Base Yr




2133 CASHEN WOOD DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/01/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 234,180 |
| TOTAL MARKET OB/XF VALUE | 4,678 |
| TOTAL LAND VALUE - MARKET | 140,000 |
| TOTAL MARKET VALUE | 378,858 |
| SOH/AGL Deduction | 87,546 |
| ASSESSED VALUE | 291,312 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 291,312 |
| TOTAL JUST VALUE | 378,858 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 352,241 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7907 | NEW CONSTR | 54,940 | 03/09/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1390/1768 | 2/22/2006 | WD | Q | I | 06 | 58,000 |
| GRANTOR: BROWN KRISTIN BARRETT | | | | | | |
| GRANTEE: RITZ STEPHEN J & AN | | | | | | |
| 1390/1767 | 2/22/2006 | WD | Q | I | 06 | 58,000 |
| GRANTOR: BARRETT THOMAS E P/R | | | | | | |
| GRANTEE: RITZ STEPHEN J & AN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W25 USP=[YR=2009] N12 W20 S12 E20 $ W20 S29 FGR=[YR=1993] S24 E20 N21 W10 N3 W2 N3 W2 S3 W6 $ E6 N3 E2 S3 E2 S3 E10 FOP=[YR=1993] E14 N8 W4 S3 W10 S5 $ N5 E10 N3 E4 S8 E11 N32 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1992 | 1992 | 3 | 70 | 2,450 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 691.00 | SF | 5.20 | 5.20 | 100 | 1992 | 1992 | 3 | 62 | 2,228 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,678

| 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 | 0003 | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 140,000.00 | 140,000.00 | 140,000 | | | | | | | |

REVIEW DATE 05/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/30/2025 BY SYS