

MCNAIR WOODROW EMMETT JR
1085 UNITED AVE SE
ATLANTA, GA 30316

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

05 AVERAGE 80

Exterior Wall

12 CEDAR 20

Roof Structure

03 GABLE/HIP 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floor

14 CARPET 80

Interior Floor

08 SHT VINYL 20

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame Stories Units

02 WOOD FRAME 100
1. 100
0 100

BUD8 Adjustme Occupancy

05 DIST 1A 100
00 NONE 100

Quality

06 Quality Level 06

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA02

NEIGHBORHOOD/LOC

2009.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ SUBAREA MARKET VALUE

BAS1,12610019931,126165,143

FGR46455199325537,399

FOP76301993233,373

TOTALS1,6661,404205,916

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,404134.1912177.13248,691198619860017.2082.80

1 SNGL FAM - 0% - 2025Heated Area: 1126HX Base Yr

254425292916

BAS1993FGR1993

121941919

FOP1993

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE205,916

TOTAL MARKET OB/XF VALUE2,688

TOTAL LAND VALUE - MARKET200,000

TOTAL MARKET VALUE408,604

SOH/AGL Deduction0

ASSESSED VALUE408,604

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE408,604

TOTAL JUST VALUE408,604

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE348,537

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / I / V / RSN CD SALE PRICE

2730/9308/02/2024WDQI02439,900

GRANTOR:LOWE SUSAN M & THOMAS

GRANTEE:MCAIR WOODROW EMME

2142/02487/26/2017QCUI1185,500

GRANTOR:LOWE SUSAN M

GRANTEE:LOWE THOMAS C & SUS

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W16 BAS=[YR=1993] W44 S25 E12 S2 E13
FOP=[YR=1993] S2 E19 N4 W19 S2 \$ N2 E19 N25 \$ S29 E16 N29 \$.

EXTRA FEATURES

1739 PHEASANT LN, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/06/2025MLU

LAND DESCRIPTION

TOTAL OB/XF2,688

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES0RSF-20.000.001.00LT1.001.001.00200,000.00200,000.00200,000

REVIEW DATE01/31/2024BYKBA

Total Acres: 0.00Total Land Value: 200,000Market: 0Agricultural: 0Common: 200,000

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