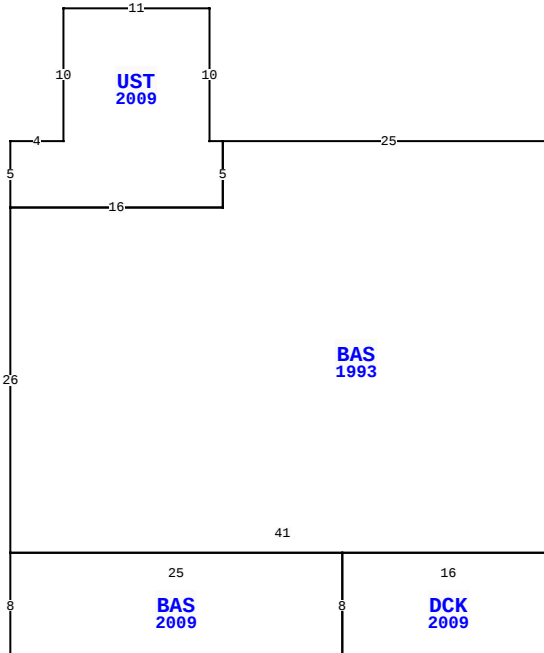


INGRAM GERALD
1400 BIGGERS RD
COLUMBUS, GA 31904

00-00-30-0320-0006-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	08	WD ON PLY 50				0100	01	1,490	92.8098	92.81	138,287	1960	1960	0	0	0	37.00	63.00	VALUATION BY																			
Exterior Wall	15	CONC BLOCK 50				1 SINGLE FAM - 0% - 0													STANDARD																			
Roof Structur	03	GABLE/HIP 100				Heated Area: 1391													Tax Group: 8																			
Roof Cover	03	COMP SHNGL 100				HX Base Yr													Tax Dist:																			
Interior Wall	05	DRYWALL 90																	BUILDING MARKET VALUE										87,121									
Interior Wall	04	PLYWOOD 10																	TOTAL MARKET OB/XF VALUE										8,904									
Interior Floo	14	CARPET 70																	TOTAL LAND VALUE - MARKET										215,000									
Interior Floo	13	LVT/LAMNT 30																	TOTAL MARKET VALUE										311,025									
Air Condition	03	CENTRAL 100																	SOH/AGL Deduction										84,955									
Heating Type	04	AIR DUCTED 100																	ASSESSED VALUE										226,070									
Bedrooms	2	100																	TOTAL EXEMPTION VALUE										0									
Bathrooms	02	WOOD FRAME 100																	BASE TAXABLE VALUE										226,070									
Frame	1.	1. 100																	TOTAL JUST VALUE										311,025									
Units	0	100																	NCON VALUE										0									
BUD8 Adjustme	05	DIST 1A 100				INCOME VALUE																																
Occupancy	00	NONE 100				PREVIOUS YEAR MKT VALUE										212,414																						
Quality	01	Quality Level 01																																				
DOR CODE	0100	SINGLE FAMILY																																				
MAP NUM		MKT AREA				02																																
NEIGHBORHOOD/LOC	2029.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,191	100	1993	1,191	69,638																																	
BAS	200	100	2009	200	11,694																																	
DCK	128	10	2009	13	760																																	
UST	190	45	2009	86	5,029																																	
TOTALS	1,709			1,490	87,121																																	
EXTRA FEATURES						732 KENNETH CT, FERNANDINA BEACH																																
L N	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	0810	CONCRETE A	0	0	0	566.00	SF	6.50	6.50	100	1980	1980	3	30	1,104																							
2	0510	GARAGE WD-	0	0	0	512.00	SF	35.00	35.00	100	1961	1961	3	20	3,584																							
3	0812	CONCRETE C	0	0	0	1,669.00	SF	4.00	4.00	100	1989	1989	3	54.5	3,638																							
4	0940	SHEDS/PORT	0	0	12	96.00	SF	20.10	20.10	100	1989	1989	3	20	386																							
5	0681	POLE SHED	0	0	8	64.00	SF	15.00	15.00	100	1989	1989	3	20	192																							
TOTAL OB/XF 8,904																																						
LAND DESCRIPTION																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RM	100.00	132.00	1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	215,000																					
REVIEW DATE 02/26/2024 BY TWX Total Acres: 0.00 Total Land Value: 215,000 Market: 0 Agricultural: 0 Common: 215,000 PRINTED 07/30/2025 BY SYS																																						