LOT 180
IN OR 2114/430
GA FDNA BEACH 2 UNR

CAMPBELL GAIL W
1186 W ROANOKE DR
FITZGERALD, GA 31750

2025

00-00-31-134B-0180-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		6 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

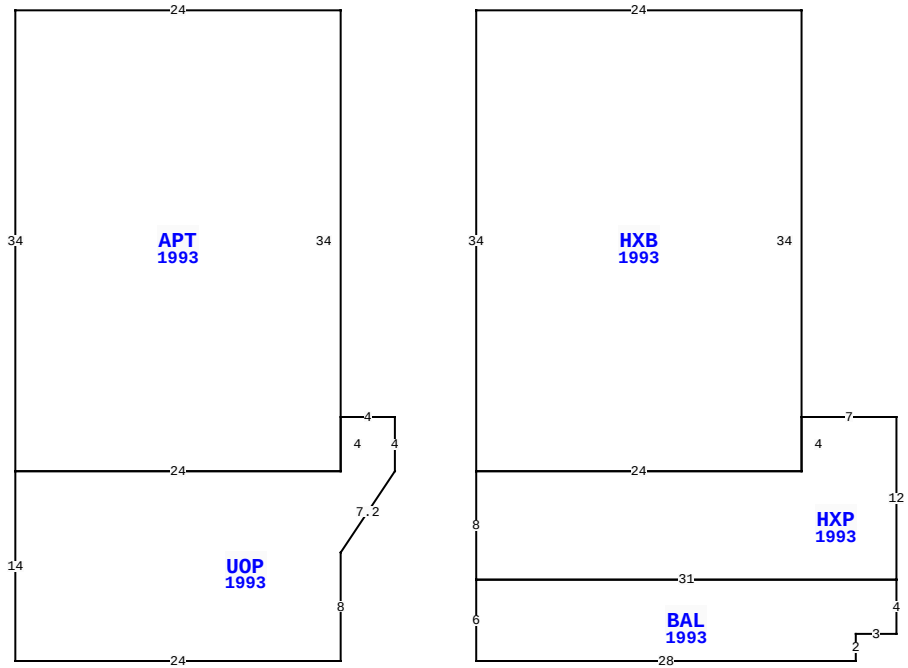
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	816	100	1993	816	100,089
BAL	180	15	1993	27	3,312
HXB	816	100	1993	816	100,089
HXP	276	30	1993	83	10,181
UOP	364	20	1993	73	8,954
TOTALS	2,452			1,815	222,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,815	113.5000	149.82	271,923	1965	1985	0	0	0	18.13	81.87

1 DUPLEX – 0% - 0 Heated Area: 1632 HX Base Yr



833 N FLETCHER AVE U&D, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	222,623
TOTAL MARKET OB/XF VALUE	2,258
TOTAL LAND VALUE - MARKET	265,000
TOTAL MARKET VALUE	489,881
SOH/AGL Deduction	15,179
ASSESSED VALUE	474,702
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	474,702
TOTAL JUST VALUE	489,881
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	479,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122411	ROOF REPAIRS / GL	3,984	11/30/2012
20040975	WOOD STG SHED	3,000	05/27/2004
20011544	VINYL SIDING INST	3,000	07/10/2001
19985028	ROOF REPAIRS	2,365	02/23/1999
B969879	REPAIR/RRF	1,900	06/19/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2114/0430	4/10/2017	QC	U	I	11	100
GRANTOR: BATTEN AMANDA						
GRANTEE: CAMPBELL GAIL W						
1926/1111	6/16/2014	WD	Q	I	01	265,000
GRANTOR: COOPER CRISTINA L ETA						
GRANTEE: CAMPBELL GAIL W & A						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W24 S34UOP=[YR=1993] S14E24 N8 R4 U6 N4W4S4W24$ E24N34$ PTR=E10 HXB=[YR=1993] S34 HXP=[YR=1993] S8 BAL=[YR=1993] S6 E28N2E3N4 W31$ E31 N12 W7 S4 W24 $ E24 N34 W24$W10$.

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	0855	CONC PAVER	0	0	0	0	336.00	SF	7.00	7.00	100	2017	2017	3	96	2,258	

LAND DESCRIPTION

TOTAL OB/XF 2,258

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	000800	C	MULTI-FAMILY	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,300.00	5,300.00	265,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 07/30/2025 BY SYS