

LOT 220
IN OR 2592/932
GA FDNA BEACH 2 UNR

TITAN REALTY HOLDINGS LLC
3925 CHARLEMAGNE WAY SW
MARIETTA, GA 30064

2025

00-00-31-134B-0220-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
BUD\$ Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	933	100	1993	933	116,079
HXB	1,320	100	1993	1,320	164,228
HXG	299	55	1993	164	20,404
HXP	56	30	1993	17	2,115
HXP	64	30	1993	19	2,364

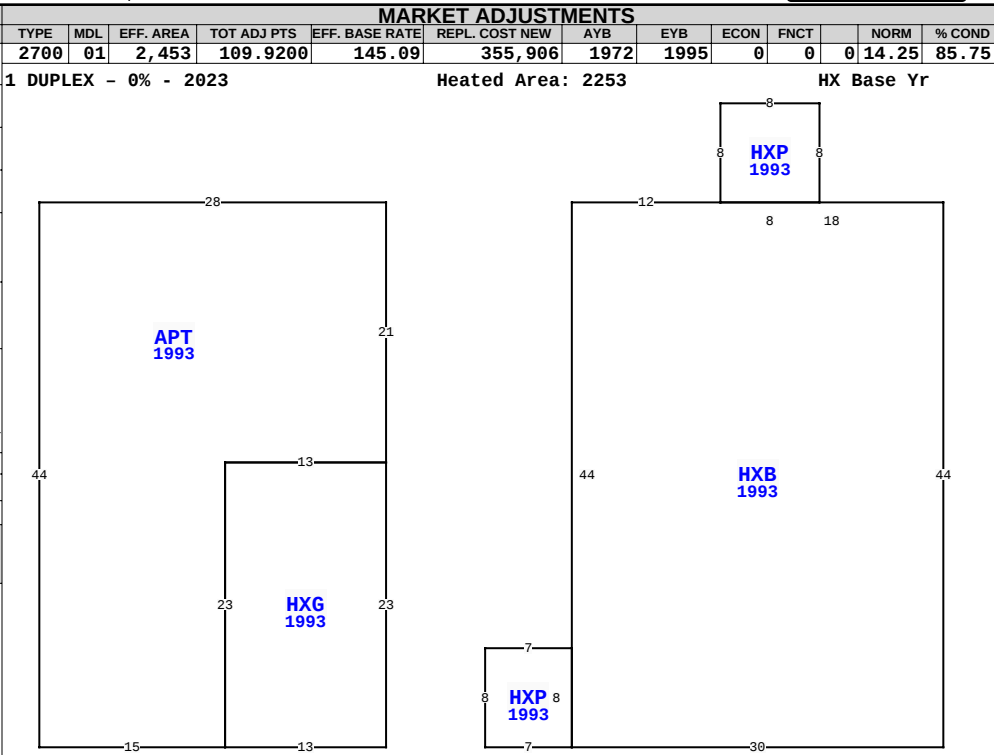
TOTALS	2,672			2,453	305,189
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EXTRA FEATURES

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	0	350.00	SF	6.50	6.50	100	1976	1976	3	26	592	
2	1242	WD DECK A	0	0	8	12	96.00	SF	10.00	10.00	100	1998	1998	3	20	192	
3	1241	WD DECK G	0	0	0	0	354.00	UT	20.13	20.13	100	2007	2007	3	44	3,135	
4	0810	CONCRETE A	0	0	35	10	350.00	SF	6.50	6.50	100	1986	1986	3	47	1,069	
5	0810	CONCRETE A	0	0	44	10	440.00	SF	6.50	6.50	100	1999	1999	3	75	2,145	
6	1242	WD DECK A	0	0	4	3	12.00	SF	10.00	10.00	100	1990	1990	3	20	24	
7	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	2004	2004	3	21	34	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



343 N FLETCHER AVE	U&D, FERNANDINA BEACH
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BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE
			03/20/2024	MLU

TOTAL OB/XF 7,191

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		305,189
TOTAL MARKET OB/XF VALUE		7,191
TOTAL LAND VALUE - MARKET		265,000
TOTAL MARKET VALUE		577,380
SOH/AGL Deduction		0
ASSESSED VALUE		577,380
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		577,380
TOTAL JUST VALUE		577,380
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		563,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072007	REPLACE STAIRS	1,000	10/24/2007
20040635	REMODEL	1,000	03/31/2004
20040622	REMODEL	2,000	03/30/2004
20040577	REMODEL	5,000	03/24/2004
20012370	REPAIR/RRF	3,000	10/26/2001
19991409	XFOB	800	10/21/1999

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I V I RSN CD SALE PRICE
2592/0932	9/15/2022	QC U I	11 100
GRANTOR: BOHANNON JOHN R & CHR			
GRANTEE: TITAN REALTY HOLDIN			
2511/1280	11/05/2021	WD Q I	01 832,900
GRANTOR: AZAR KRISTINE R & DAN			
GRANTEE: BOHANNON JOHN R & C			

BUILDING NOTES			
BUILDING DIMENSIONS			
APT=[YR=1993] W28 S44 E15 HXG=[YR=1993] E13 N23 W13 S23 \$ N23 E13 N21 \$ PTR= E15 HXB=[YR=1993] E12 HXP=[YR=1993] N8 E8 S8 W8 \$ E18 S44 W30 HXP=[YR=1993] W7 N8 E7 S8 \$ N44 \$ W15 \$.			