LOT 228
IN OR 2673/302
GA FDNA BEACH #2 UNR

NUNLEY BRANDON SHANE/MOUNT CHRISTOPHER THOMAS
4214 TERRACE CT SE
SMYRNA, GA 30082

2025

00-00-31-134B-0228-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	23	REINF CONC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	04	Quality Level 04

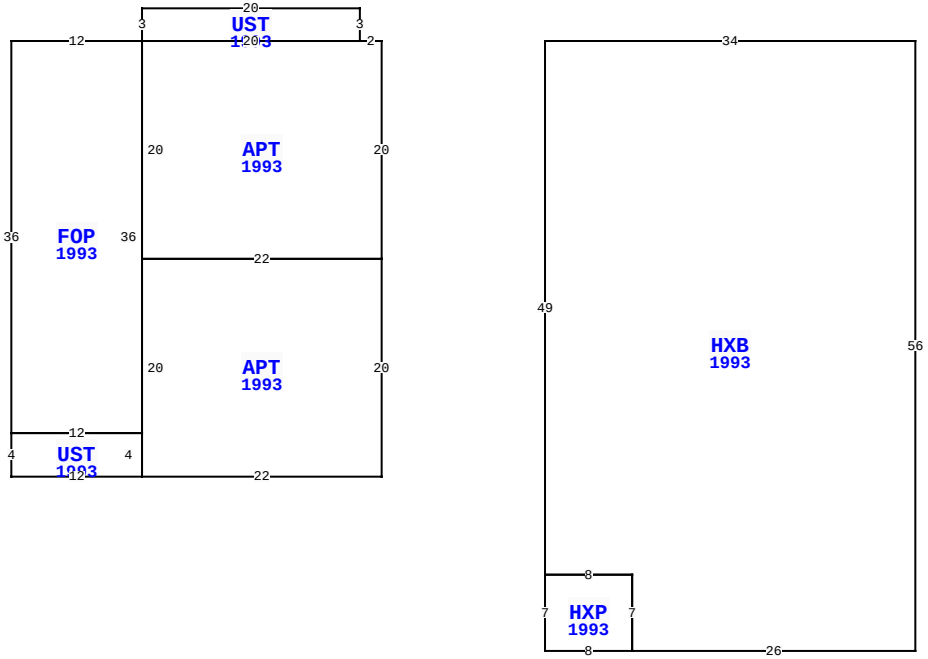
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1041.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	440	100	1993	440	74,137
APT	440	100	1993	440	74,137
FOP	432	30	1993	130	21,904
HXB	1,848	100	1993	1,848	311,377
HXP	56	30	1993	17	2,864
UST	48	45	1993	22	3,707
UST	60	45	1993	27	4,550
TOTALS	3,324			2,924	492,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	11	2,924	147.2830	191.47	559,858	1972	2000	0	0	0	12.00	88.00

1 TRI PLEX – 0% - 2024 Heated Area: 2728 HX Base Yr



338 TARPON AVE A-C, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	492,675
TOTAL MARKET OB/XF VALUE	4,798
TOTAL LAND VALUE - MARKET	265,000
TOTAL MARKET VALUE	762,473
SOH/AGL Deduction	0
ASSESSED VALUE	762,473
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	762,473
TOTAL JUST VALUE	762,473
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	738,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122170	METAL ROOF	6,000	10/19/2012
20061335	NEW WATER SERVICE	1,000	06/14/2006
10251	XFOB	0	01/15/1997
5698	ADDITION	35,280	11/17/1989
5370	REMODEL	3,000	05/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2673/302	10/06/2023	WD	Q	I	01	950,000
GRANTOR: 338 TARPON AVE LLC						
GRANTEE: NUNLEY BRANDON SHAN						
2195/0219	5/04/2018	WD	Q	I	01	500,000
GRANTOR: POULSEN CLAIRE						
GRANTEE: 338 TARPON AVE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W2 UST=[YR=1993] N3 W20 S3 FOP=[YR=1993] W12 S36 UST=[YR=1993] S4 E12 APT=[YR=1993] E22 N20 W22 S20 $ N4 W12 $ E12 N36 $E20 $ W20 S20 E22 N20 $ PTR= E15 HXB=[YR=1993] E34 S56 W26 HXP=[YR=1993] W8 N7 E8 S7 $ N7 W8 N49 $ W15 $.

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	0810	CONCRETE A	0	0	45	30	1,350.00	SF	6.50	6.50	100	1983	1983	3	38	3,335	
2	0819	CONC 12"	0	0	5	8	40.00	SF	9.50	9.50	100	1982	1982	3	35	133	
3	1123	CB 8"	0	0	0	0	335.00	SF	9.23	9.23	100	1972	1972	3	22	680	
4	0810	CONCRETE A	0	0	0	0	263.00	SF	6.50	6.50	100	1983	1983	3	38	650	

LAND DESCRIPTION

TOTAL OB/XF 4,798

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