LOT 236
IN OR 2177/1263
GA FDNA BEACH 2 UNR

BEAN LESLIE B
2880 INGLESIDE AVE
MACON, GA 31204

2025

00-00-31-134B-0236-0000

BUILDING CHARACTERISTICS

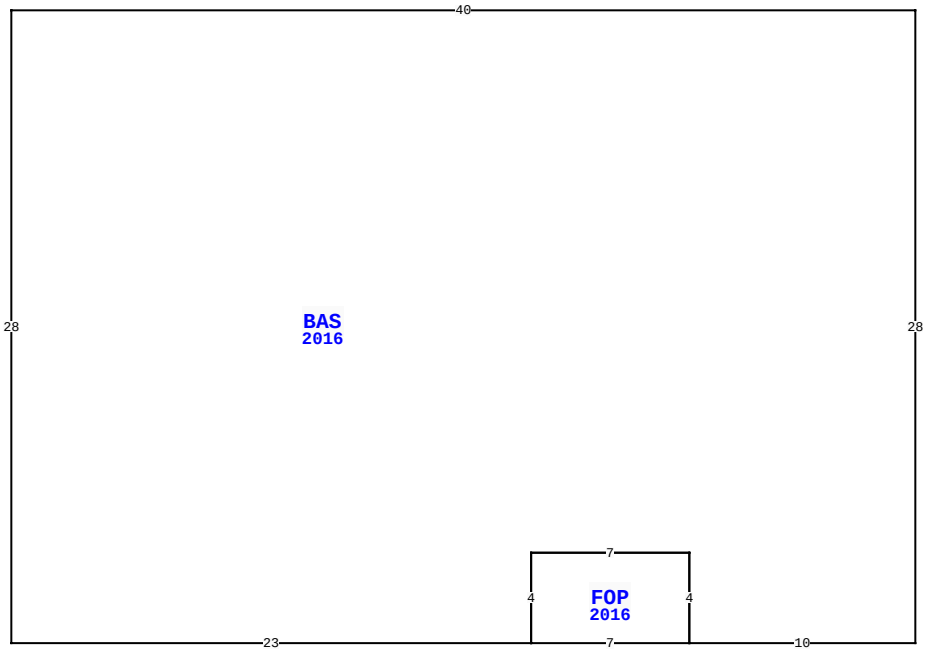
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE 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
BAS	1,092	100	2016	1,092	176,192
FOP	28	30	2016	8	1,291
TOTALS	1,120			1,100	177,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,100	126.6700	167.20	183,920	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 0% - 0 Heated Area: 1092 HX Base Yr



428 TARPON AV, 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	177,483
TOTAL MARKET OB/XF VALUE	9,938
TOTAL LAND VALUE - MARKET	265,000
TOTAL MARKET VALUE	452,421
SOH/AGL Deduction	0
ASSESSED VALUE	452,421
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	452,421
TOTAL JUST VALUE	452,421
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	444,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160635	CO ISSUED	0	07/08/2016
20160635	NEW CONSTR	123,729	03/09/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2177/1263	2/14/2018	WD	Q	I	02	327,000
GRANTOR: CALDERO DEBRA A						
GRANTEE: BEAN LESLIE B						
2015/0399	11/23/2015	WD	Q	V	01	145,000
GRANTOR: CASERTA JOHN P						
GRANTEE: CALDERO DEBRA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W40 S28 E23 FOP=[YR=2016] E7 N4 W7 S4$ N4 E7 S4 E10 N28$.

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	0811	CONCRETE B	0	0	0	0	691.00	SF	5.20	5.20	100	2016	2016	3	95	3,414	
2	0476	VF 6 SBPL	0	0	0	0	108.00	LF	32.00	32.00	100	2016	2016	3	89	3,076	
3	0475	VF 4 SBPL	0	0	0	0	32.00	LF	14.00	14.00	100	2016	2016	3	89	399	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
5	0820	WOOD WALK	0	0	0	0	320.00	SF	11.75	11.75	100	2021	2021	3	74	2,782	

LAND DESCRIPTION

TOTAL OB/XF 9,938

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	000100	C	RES	0		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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 07/30/2025 BY SYS