S 1/2 OF LOT 239
IN OR 1849/1788
DECLARATION CVNTS & RSTR

GREEN JAMES T & LINDA L ET AL/JUNOD MICHAEL JOSEPH
5939 HARTLEY RIDGE
MACON, GA 31216

2025

00-00-31-134B-0239-00A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

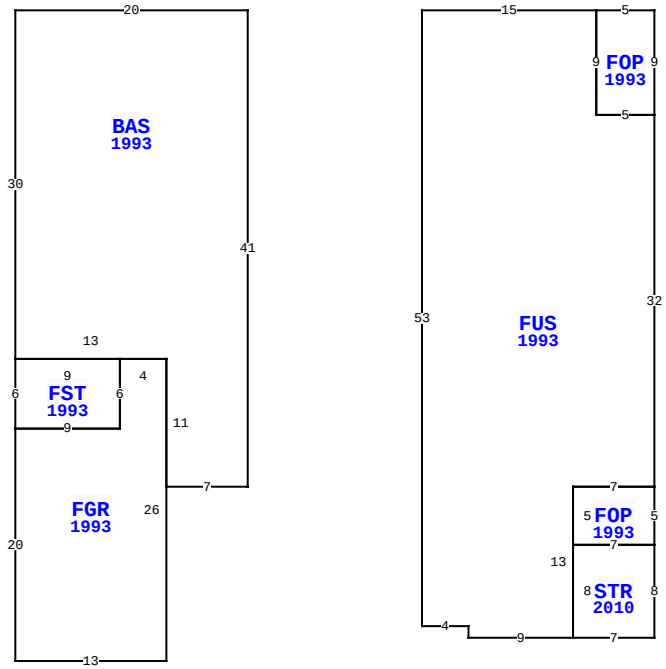
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	677	100	1993	677	69,436
FGR	284	55	1993	156	16,000
FOP	35	30	1993	10	1,026
FOP	45	30	1993	14	1,436
FST	54	55	1993	30	3,077
FUS	940	100	1993	940	96,410
STR	56	10	2010	6	615
TOTALS	2,091			1,833	188,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,833	116.5500	116.55	213,636	1992	2000	0	0	0	12.00	88.00

1 TOWNHOUSE - 0% - 0 Heated Area: 1617 HX Base Yr



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

434 TARPON AV A, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	188,000
TOTAL MARKET OB/XF VALUE	1,838
TOTAL LAND VALUE - MARKET	198,750
TOTAL MARKET VALUE	388,588
SOH/AGL Deduction	0
ASSESSED VALUE	388,588
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	388,588
TOTAL JUST VALUE	388,588
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	380,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20020456	REROOF	0	03/18/2002
6992	NEW CONSTR	92,000	01/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1849/1788	3/21/2013	WD	U	I	11	100
GRANTOR: LUSK STACYE						
GRANTEE: GREEN JAMES TERREL						
1846/1566	3/21/2013	WD	Q	I	02	245,000
GRANTOR: LUSK STACYE						
GRANTEE: GREEN JAMES TERREL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S30 FST=[YR=1993] S6 FGR=[YR=1993] S20 E13 N26 W4 S6 W9 $ E9 N6 W9 $ E13 S11 E7 N41 $ PTR= E15
FUS=[YR=1993] E15 FOP=[YR=1993] E5 S9 W5 N9 $ S9 E5 S32
FOP=[YR=1993] S5STR=[YR=2010] S8W7N8E7$ W7 N5E7$ W7S13W9 N1 W4 N53 $ 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	0	0	456.00	SF	6.50	6.50	100	1992	1992	3	62	1,838	

TOTAL OB/XF 1,838

LAND DESCRIPTION

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	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.50	5,300.00	7,950.00	198,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 198,750 Market: 0 Agricultural: 0 Common: 198,750 PRINTED 07/30/2025 BY SYS