LOT 14
NORTH POINTE PB 5/27

BEAN BRENTON S & MARY ELIZABETH
1045 WINDSOR PKWY
ATLANTA, GA 30319

2025

00-00-31-1470-0014-0000

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

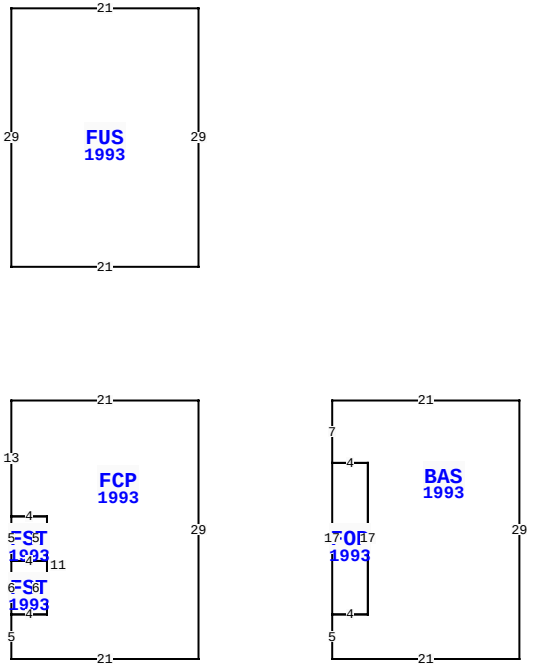
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	541	100	1993	541	103,495
FCP	565	25	1993	141	26,974
FOP	68	30	1993	20	3,826
FST	20	55	1993	11	2,105
FST	24	55	1993	13	2,487
FUS	609	100	1993	609	116,502
TOTALS	1,827			1,335	255,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,335	216.1578	216.16	288,574	1982	2000	0	0	0	11.50	88.50

1 TOWNHOUSE – 0% - 2024 Heated Area: 1150 HX Base Yr



925 TARPON AV 14, FERNANDINA BEACH

BLD DATE	03/25/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	
2	0810	CONCRETE A	0	0	11	28	308.00	SF	6.50	6.50	100	1982	1982	3	35	701	
3	1242	WD DECK A	0	0	5	21	105.00	SF	13.50	13.50	100	2005	2005	3	22	312	
4	1242	WD DECK A	0	0	3	4	12.00	SF	12.50	12.50	100	1982	1982	3	20	30	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	255,388
TOTAL MARKET OB/XF VALUE	2,758
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	433,146
SOH/AGL Deduction	30,449
ASSESSED VALUE	402,697
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	402,697
TOTAL JUST VALUE	433,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	366,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2025-1	COQUINA AND SHEAT	14,867	05/30/2025
20101720	H/AC	1,933	10/05/2010
20052680	REMODEL	2,000	09/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2667/802	9/15/2023	WD	Q	I	01	430,000
GRANTOR: SCHECTER 2014 FAMILY						
GRANTEE: BEAN BRENTON S & MA						
2271/1724	4/30/2019	WD	Q	I	01	275,000
GRANTOR: BUTLER JEFFREY M & PA						
GRANTEE: SCHECTER 2014 FAMIL						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W21 S13 FST=[YR=1993] S5 FST=[YR=1993] S6 E4 N6 W4 $ E4 N5 W4 $ E4 S11 W4 S5 E21 N29 $ PTR= E15 BAS=[YR=1993] E21 S29 W21 N5 FOP=[YR=1993] E4 N17 W4 S17 $ E4 N17 W4 N7 $ W15 $ PTR= N15 FUS=[YR=1993] N29 W21 S29 E21 $ S15 $.

LAND DESCRIPTION

TOTAL OB/XF 2,758

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	0.00	0.00	1.00	UT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 12/09/2022 BY TWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS