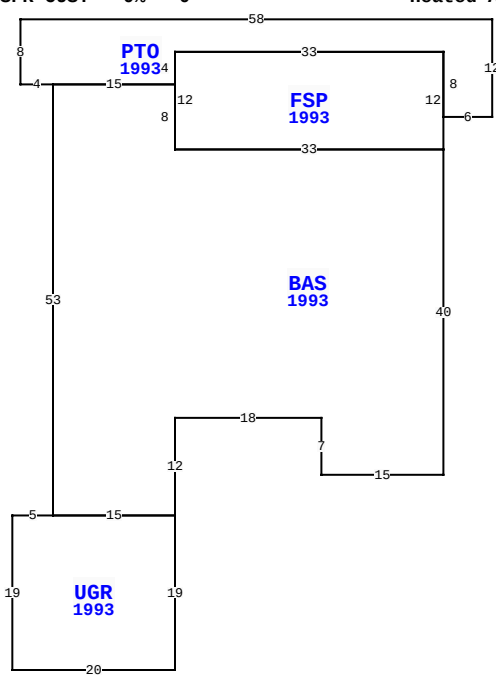


MONROE BEACH COTTAGE LLC
1430 BRAWLEY CIRCLE
ATLANTA, GA 30319

00-00-31-1540-0024-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		07	ASB SHNGLE 100		0500	01	2,336	111.7200		176.52	412,351	1939	1995	0	0	0	21.75	78.25	VALUATION BY					STANDARD															
Roof Structure		03	GABLE/HIP 100		1 SFR CUST - 0% - 0															Heated Area: 1989										HX Base Yr									
Roof Cover		06	COMP SHNGL 100																	BUILDING MARKET VALUE										322,665									
Interior Wall		03	CUST PANEL 100																	TOTAL MARKET OB/XF VALUE										22,109									
Interior Floor		12	HARDWOOD 100																	TOTAL LAND VALUE - MARKET										1,425,000									
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE										1,769,774									
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction										207,486									
Bedrooms		03	5 100																	ASSESSED VALUE										1,562,288									
Bathrooms			3 100																	TOTAL EXEMPTION VALUE										0									
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE										1,562,288									
Stories		1.	1. 100																	TOTAL JUST VALUE										1,769,774									
Units			0 100																	NCON VALUE										0									
Occupancy		00	NONE 100		INCOME VALUE																																		
					PREVIOUS YEAR MKT VALUE										1,569,134																								
Quality		03	Quality Level 03																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA		01																																		
NEIGHBORHOOD/LOC		1051.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,989	100	1993	1,989	274,734																																		
FSP	396	40	1993	158	21,824																																		
PTO	356	5	1993	18	2,486																																		
UGR	380	45	1993	171	23,620																																		
TOTALS		3,121		2,336	322,665																																		
EXTRA FEATURES					1180 S FLETCHER AVE, FERNANDINA BEACH																																		
					BLD DATE					12/26/2013					KK					LGL DATE																			
					XF DATE															LAND DATE																			
					INC DATE															AG DATE																			
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	0812	CONCRETE C	0	0	48	24			4.00	100	1939	1939	3	20	922																								
2	0812	CONCRETE C	0	0	0	0			4.00	100	1970	1970	3	20	996																								
3	0500	FP-PRE FAB	0	0	0	0			1.00	100	1939	1939	3	20	700																								
4	0819	CONC 12"	0	0	0	0			947.00	100	2013	2013	3	93	8,367																								
5	0810	CONCRETE A	0	0	7	4			28.00	100	1939	1939	3	20	36																								
6	0476	VF 6 SBPL	0	0	0	0			18.00	100	2008	2008	3	72	415																								
7	0810	CONCRETE A	0	0	0	0			92.00	100	2013	2013	3	93	556																								
8	1123	CB 8"	0	0	0	0			306.00	100	2013	2013	3	93	1,750																								
9	0819	CONC 12"	0	0	0	0			947.00	100	2013	2013	3	93	8,367																								
LAND DESCRIPTION																	TOTAL OB/XF 22,109																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000120	C	RES OCEAN	0	0006	R-1	75.00	150.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000																						
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,425,000 Market: 0 Agricultural: 0 Common: 1,425,000 PRINTED 07/30/2025 BY SYS																																							