

LOT 1  
PT OR 1725/603  
OCEANS EIGHT PB 5/41

MAGILL CAROL BROCK  
1840 GRIST STONE COURT  
ATLANTA, GA 30307

2025

00-00-31-155E-0001-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 07 | SPECIAL 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 | 1056.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAL       | 624              | 15          | 1993 | 94           | 14,174               |
| BAS       | 1,634            | 100         | 1993 | 1,634        | 246,387              |
| FCP       | 1,806            | 25          | 1993 | 452          | 68,156               |
| FOP       | 304              | 30          | 1993 | 91           | 13,722               |
| STR       | 104              | 10          | 1993 | 10           | 1,508                |
| UCP       | 336              | 20          | 1993 | 67           | 10,103               |
| UOP       | 420              | 20          | 1993 | 84           | 12,666               |
| TOTALS    | 5,228            |             |      | 2,432        | 366,716              |

| EXTRA FEATURES |            |             |     |     |   |    |          |    |       |                |       |
|----------------|------------|-------------|-----|-----|---|----|----------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W  | UNITS    | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0810       | CONCRETE A  | 0   | 0   | 0 | 0  | 2,172.00 | SF | 6.50  | 6.50           |       |
| 2              | 1242       | WD DECK A   | 0   | 0   | 4 | 4  | 32.00    | SF | 10.00 | 10.00          |       |
| 3              | 0940       | SHEDS/PORT  | 0   | 0   | 8 | 12 | 96.00    | SF | 30.00 | 30.00          |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             |           |       |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | RES                  | 0   | 0006 | R-1      | 50.00 | 170.00 | 50.00       | FF        |       |

| MARKET ADJUSTMENTS  |     |           |             |                |                |      |      |      |      |      |        |
|---------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0500                | 01  | 2,432     | 111.6220    | 176.36         | 428,908        | 1992 | 1995 |      | 0    | 0    | 14.50  |
| 1 SFR CUST - 0% - 0 |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 1634   |     |           |             |                |                |      |      |      |      |      |        |
| HX Base Yr          |     |           |             |                |                |      |      |      |      |      |        |
|                     |     |           |             |                |                |      |      |      |      |      |        |

|                                                                                            |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 1415 N FLETCHER AVE, FERNANDINA BEACH                                                      |  |  |  |  |  |  |  |  |  |  |  |
| <div>BLD DATE<br/>XF DATE<br/>INC DATE</div> <div>LGL DATE<br/>LAND DATE<br/>AG DATE</div> |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |           |  |  |  |  |   |
|---------------------------|--|--|--|--|--|-----------|--|--|--|--|---|
| PAGE 1 of 1               |  |  |  |  |  |           |  |  |  |  | 2 |
| VALUATION SUMMARY         |  |  |  |  |  |           |  |  |  |  |   |
| VALUATION BY              |  |  |  |  |  | STANDARD  |  |  |  |  |   |
| Tax Group: 2              |  |  |  |  |  | Tax Dist: |  |  |  |  |   |
| BUILDING MARKET VALUE     |  |  |  |  |  | 366,716   |  |  |  |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  | 9,393     |  |  |  |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  | 450,000   |  |  |  |  |   |
| TOTAL MARKET VALUE        |  |  |  |  |  | 826,109   |  |  |  |  |   |
| SOH/AGL Deduction         |  |  |  |  |  | 76,678    |  |  |  |  |   |
| ASSESSED VALUE            |  |  |  |  |  | 749,431   |  |  |  |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  | 0         |  |  |  |  |   |
| BASE TAXABLE VALUE        |  |  |  |  |  | 749,431   |  |  |  |  |   |
| TOTAL JUST VALUE          |  |  |  |  |  | 826,109   |  |  |  |  |   |
| NCON VALUE                |  |  |  |  |  | 0         |  |  |  |  |   |
| INCOME VALUE              |  |  |  |  |  |           |  |  |  |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  | 809,859   |  |  |  |  |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20110199   | H/AC        | 1,500  | 02/10/2011 |
| 20052256   | ELEC OTHER  | 1,000  | 07/19/2005 |
| 20051979   | REMODEL     | 10,000 | 06/13/2005 |
| 20020458   | REPAIR/RRF  | 2,000  | 03/18/2002 |
| 6933       | NEW CONSTR  | 50,540 | 03/05/1992 |

| SALES DATA                     |           |              |        |        |           |               |  |  |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 1725/0603                      | 2/11/2011 | WD           | U      | I      | 16        | 440,000       |  |  |  |
| GRANTOR: BATTEN RONNIE M & ANG |           |              |        |        |           |               |  |  |  |
| GRANTEE: MAGILL CAROL BROCK    |           |              |        |        |           |               |  |  |  |
| 0884/0264                      | 5/21/1999 | WD           | U      | I      | 09        | 230,000       |  |  |  |
| GRANTOR: TAYLOR TROY L & YVONN |           |              |        |        |           |               |  |  |  |
| GRANTEE: BATTEN RONNIE M & A   |           |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| UOP=[YR=1993] W42 S10 FCP=[YR=1993] S43 UCP=[YR=1993] S8 E42 N8 W42\$E42 N43 W42\$E42 N10\$ PTR=E10 BAL=[YR=1993] E42 S10 BAS=[YR=1993] S43 FOP=[YR=1993] S8 W34STR=[YR=1993] S13W8N13E8\$W4 N8 E38\$W38 N43 E38\$W38 S51W4N61 \$ W10\$. |  |  |  |  |  |  |  |  |  |  |  |