N1/2 OF LOT 3
IN OR 1950/118
OCEAN HILLS SUB PBK 5/372

MOORE DARRELL D & JEAN T
1847 FERRY LAKE DR
TIFTON, GA 31794

2025

00-00-31-155H-0003-0010

BUILDING CHARACTERISTICS

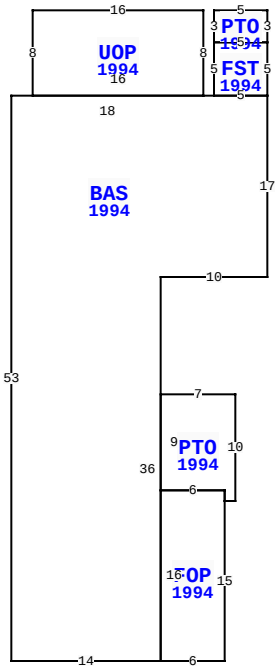
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	1994	912	113,038
FOP	96	30	1994	29	3,594
FST	25	55	1994	14	1,735
PTO	15	5	1994	1	124
PTO	64	5	1994	3	372
UOP	128	20	1994	26	3,222
TOTALS	1,240			985	122,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	985	145.3896	145.39	143,209	1994	1994	0	0	0	14.75	85.25

1 TOWNHOUSE - 0% - 0 Heated Area: 912 HX Base Yr



2218 1ST AVE A, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	122,086
TOTAL MARKET OB/XF VALUE	13,790
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	315,876
SOH/AGL Deduction	0
ASSESSED VALUE	315,876
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	315,876
TOTAL JUST VALUE	315,876
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122490	WDFNC	0	12/12/2012
20091052	REPAIR/RRF	5,000	08/10/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1950/0118	12/02/2014	WD	Q	I	01	205,000
GRANTOR: TITHOF ALICE S REVOCA						
GRANTEE: MOORE DARRELL D & J						
1938/0608	9/16/2014	QC	U	I	11	79,500
GRANTOR: STRICKLAND ANN R						
GRANTEE: ROBAS VICTORIA B						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1994] W5 S3 FST=[YR=1994] S5 BAS=[YR=1994] W1
UOP=[YR=1994] N8 W16 S8 E16 $ W18 S53 E14 FOP=[YR=1994] E6
N15 PTO=[YR=1994] E1 N10 W7 S9 E6 S1 $ N1 W6 S16 $ N36 E10
N17 W5 $ E5 N5 W5 $ E5 N3 $.

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	0858	SCULP CONC	0	0	0	0	820.00	SF	13.00	13.00	100	1994	1994	3	89	9,487	
2	0858	SCULP CONC	0	0	12	6	72.00	SF	13.00	13.00	100	1994	1994	3	89	833	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
4	0855	CONC PAVER	0	0	10	10	100.00	SF	10.00	10.00	100	2008	2008	3	88	880	

LAND DESCRIPTION

TOTAL OB/XF 13,790

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	30.00	130.00	30.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	180,000							

REVIEW DATE 08/26/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS