S 32FT OF LOT 4
IN OR 1754/1748
OCEAN HILLS PBK 5/372

SMITH ANN MARIE/JOHNSON KEITH
1200 N TOOMBS ST
VALDOSTA, GA 31601

2025

00-00-31-155H-0004-0020

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

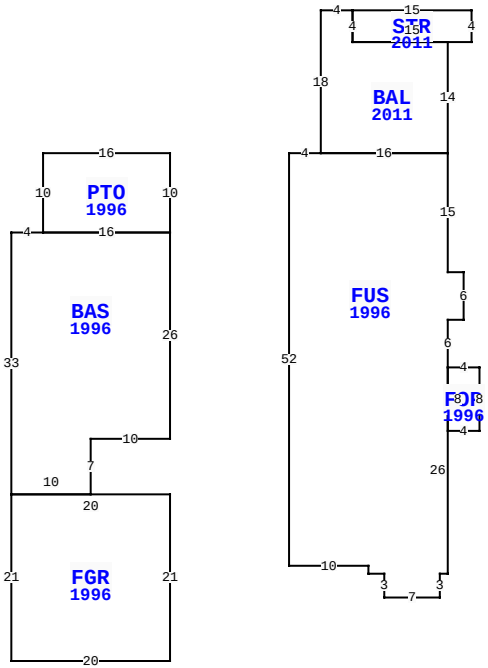
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	240	15	2011	36	4,425
BAS	590	100	1996	590	72,520
FGR	420	55	1996	231	28,394
FOP	32	30	1996	10	1,229
FUS	1,083	100	1996	1,083	133,117
PTO	160	5	1996	8	983
STR	60	10	2011	6	737
TOTALS	2,585			1,964	241,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,964	142.5067	142.51	279,890	1996	1996	0	0	0	13.75	86.25

1 TOWNHOUSE - 0% - 0 Heated Area: 1673 HX Base Yr



2206 1ST AV B, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	241,405
TOTAL MARKET OB/XF VALUE	3,181
TOTAL LAND VALUE - MARKET	192,000
TOTAL MARKET VALUE	436,586
SOH/AGL Deduction	31,081
ASSESSED VALUE	405,505
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	405,505
TOTAL JUST VALUE	436,586
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	449,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051384	XFOB	1,000	03/10/2005
B969808	NEW CONSTR	70,554	05/09/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1938/0608	9/16/2014	QC	U	I	11	79,500
GRANTOR: STRICKLAND ANN R						
GRANTEE: ROBAS VICTORIA B						
1938/0605	9/16/2014	QC	U	I	11	79,500
GRANTOR: ANDERSON JANE A						
GRANTEE: ROBAS VICTORIA B						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1996] W16 S10 BAS=[YR=1996] W4 S33 FGR=[YR=1996] S21 E20 N21 W20$ E10 N7 E10 N26 W16$ E16 N10$ PTR= E15 FUS=[YR=1996] E4 BAL=[YR=2011] N18 E4 STR=[YR=2011] E15 S4 W15 N4$ S4 E12 S14 W16$ E16 S15 E2 S6 W2 S6 FOP=[YR=1996] E4 S8 W4 N8$ S26 W1 S3 W7 N3 W2 N1 W10 N52$ 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	0811	CONCRETE B	0	0	0	0	769.00	SF	5.20	5.20	100	1996	1996	3	70	2,799	
2	0810	CONCRETE A	0	0	0	0	84.00	SF	6.50	6.50	100	1996	1996	3	70	382	

LAND DESCRIPTION

TOTAL OB/XF 3,181

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	32.00	130.00	32.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	192,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 192,000 Market: 0 Agricultural: 0 Common: 192,000 PRINTED 07/30/2025 BY SYS