BLOCK 9 LOT 12
IN OR 2062/216
THE PARK PB 4/28

HARRIS TRACY P
1140 OVERLOOK RIDGE ROAD
BISHOP, GA 30621

2025

00-00-31-1630-0009-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

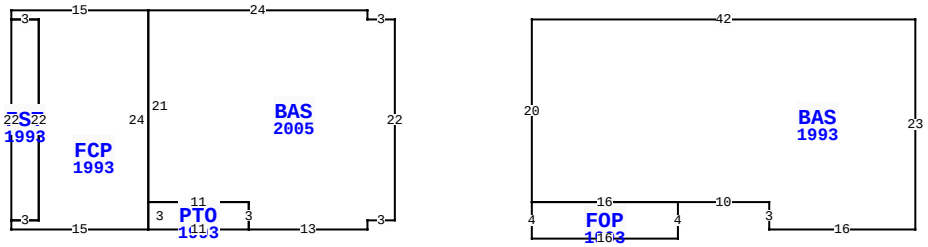
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	12	HARDWOOD 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	888	100	1993	888	108,109
BAS	609	100	2005	609	74,142
FCP	294	25	1993	74	9,009
FOP	64	30	1993	19	2,313
FST	66	55	1993	36	4,383
PTO	33	5	1993	2	243
TOTALS	1,954			1,628	198,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,628	116.3820	153.62	250,093	1977	1985	0	0	0	20.75	79.25

1 SNGL FAM – 0% - 0 Heated Area: 1497 HX Base Yr



1640 IRENE CT, FERNANDINA BEACH

BLD DATE	03/27/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	198,199
TOTAL MARKET OB/XF VALUE	5,009
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	603,208
SOH/AGL Deduction	207,275
ASSESSED VALUE	395,933
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	395,933
TOTAL JUST VALUE	603,208
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	593,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051673	REPAIR/RRF	2,000	04/26/2005
20003722	REMODEL	9,200	08/16/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2062/0216	4/01/2016	QC	U	I	11	100
GRANTOR: HARRIS WALTER T						
GRANTEE: HARRIS TRACY P						
1528/1999	10/04/2007	WD	Q	I		250,000
GRANTOR: HANNER JEANNINE M						
GRANTEE: HARRIS WALTER T & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W3 N1 W24 FCP=[YR=1993] W15 S1 FST=[YR=1993] S22 E3 N22 W3 $ E3 S22 W3 S1 E15 PTO=[YR=1993] E11 N3 W11 S3$ N24$ S21 E11 S3 E13 N1 E3 N22 $ PTR= E15 BAS=[YR=1993] E42 S23 W16 N3 W10 FOP=[YR=1993] S4 W16 N4 E16 $ W16 N20 $ 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	0810	CONCRETE A	0	0	0	0	1,145.00	SF	6.50	6.50	100	1977	1977	3	27	2,009	
2	1241	WD DECK G	0	0	15	4	60.00	UT	11.50	11.50	100	2005	2005	3	36	248	
3	1241	WD DECK G	0	0	8	30	240.00	UT	23.00	23.00	100	2005	2005	3	36	1,987	
4	1241	WD DECK G	0	0	8	9	72.00	UT	23.00	23.00	100	2005	2005	3	36	596	
5	0469	VF LATTIC	0	0	0	0	48.00	SF	5.50	5.50	100	2005	2005	3	64	169	

LAND DESCRIPTION

TOTAL OB/XF 5,009

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 10/08/2019 BY DJA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS