BLOCK 9 LOT 14
IN OR 2195/287
THE PARK PB 4/28

FREEDMAN FAMILY REVOCABLE TRST/FREEDMAN DAVID M TR
556 BASIL CT
MARIETTA, GA 30064

**2025**

**00-00-31-1630-0009-0140**

## BUILDING CHARACTERISTICS

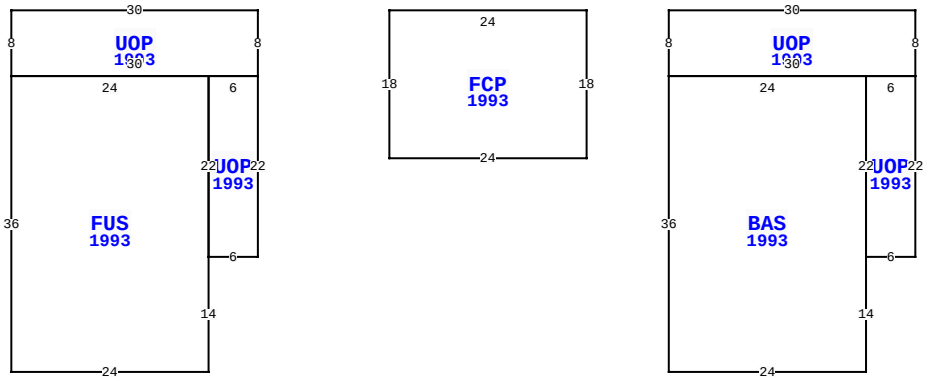
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 3. | 3. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0800 | MULTI-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 | 864 | 100 | 1993 | 864 | 99,283 |
| FCP | 432 | 25 | 1993 | 108 | 12,411 |
| FUS | 864 | 100 | 1993 | 864 | 99,283 |
| UOP | 132 | 20 | 1993 | 26 | 2,987 |
| UOP | 132 | 20 | 1993 | 26 | 2,987 |
| UOP | 240 | 20 | 1993 | 48 | 5,516 |
| UOP | 240 | 20 | 1993 | 48 | 5,516 |
| TOTALS | 2,904 | | | 1,984 | 227,985 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 01 | 1,984 | 105.8400 | 139.71 | 277,185 | 1982 | 1982 | 0 | 0 | 0 | 17.75 | 82.25 |

1 DUPLEX – 0% - 0 Heated Area: 1728 HX Base Yr




1634 IRENE CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 227,985 |
| TOTAL MARKET OB/XF VALUE | 1,834 |
| TOTAL LAND VALUE - MARKET | 400,000 |
| TOTAL MARKET VALUE | 629,819 |
| SOH/AGL Deduction | 224,108 |
| ASSESSED VALUE | 405,711 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 405,711 |
| TOTAL JUST VALUE | 629,819 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 618,518 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20121355 | H/AC | 0 | 07/10/2012 |
| 20033082 | H/AC | 1,000 | 05/12/2003 |
| 20032297 | REPAIR/RRF | 3,000 | 01/08/2003 |
| 20020802 | REMODEL | 8,000 | 05/10/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2195/0287 | 5/08/2018 | WD | U | I | 11 | 100 |
| GRANTOR: FREEDMAN DAVID M & SH | | | | | | |
| GRANTEE: FREEDMAN FAMILY REV | | | | | | |
| 1867/0960 | 7/11/2013 | WD | Q | I | 02 | 216,000 |
| GRANTOR: MODAK DANIEL T & JUDI | | | | | | |
| GRANTEE: FREEDMAN DAVID M & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FCP=[YR=1993] W24 S18 E24 N18$ PTR= E10 UOP=[YR=1993] E30 S8 UOP=[YR=1993] S22 W6 BAS=[YR=1993] S14 W24 N36 E24 S22 $ N22 E6$W30 N8$ W10$ PTR= W40 UOP=[YR=1993] W30 S8 FUS=[YR=1993] S36 E24 N14 UOP=[YR=1993] E6 N22 W6 S22$ N22 W24$ E30 N8$ E40$.

## 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 | 697.00 | SF | 6.50 | 6.50 | 100 | 1982 | 1982 | 3 | 35 | 1,586 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 21 | 4 | 84.00 | SF | 10.00 | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 168 | |
| 3 | 1242 | WD DECK A | 0 | 0 | 10 | 4 | 40.00 | SF | 10.00 | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 80 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,834

| 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 | 000800 | C | MULTI-FAMILY | 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 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS