BLOCK 11 LOT 25
SEAVIEW SUB PB 1/7

DANIELS JANICE
1120 HESS DR
AVONDALE ESTATES, GA 30002

2025

00-00-31-1680-0011-0250

BUILDING CHARACTERISTICS

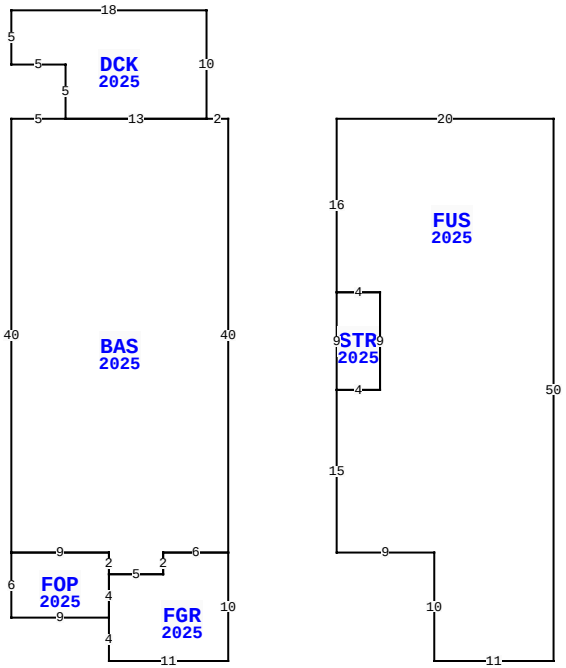
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1044.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	810	100	2025	810	231,474
DCK	155	10	2025	16	4,572
FGR	100	55	2025	55	15,717
FOP	54	30	2025	16	4,572
FUS	874	100	2025	874	249,763
STR	36	10	2025	4	1,143
TOTALS	2,029			1,775	507,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	22	1,775	285.7739	285.77	507,242	2024	2024	0	0	0	0.00	100.00

1 TOWNHOUSE – 0% - 2025 Heated Area: 1684 HX Base Yr



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

3444 1ST AV, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	507,242
TOTAL MARKET OB/XF VALUE	4,780
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	662,022
SOH/AGL Deduction	26,250
ASSESSED VALUE	635,772
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	635,772
TOTAL JUST VALUE	662,022
NCON VALUE	512,022
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222250	NEW CONSTR	0	07/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2797/1442	6/25/2025	WD	Q	I	01	749,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: DANIELS JANICE						
2631/1216	4/12/2023	WD	Q	V	01	125,000
GRANTOR: BLUFF RUNNERS FLA LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-80,0] E5 E13 E2 S40 W6 S2 W5 N2 W9 N40 $
FOP=[YR=2025;ORIG=-80,40] E9 S2 S4 W9 N6 $
FGR=[YR=2025;ORIG=-60,40] W6 S2 W5 S4 S4 E11 N10 $
DCK=[YR=2025;ORIG=-62,-10] W18 S5 E5 S5 E13 N10 $
FUS=[YR=2025;ORIG=-50,0] E20 S50 W11 N10 W9 N15 E4 N9 W4 N16 $
STR=[YR=2025;ORIG=-50,16] E4 S9 W4 N9 $
.

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	0855	CONC PAVER	0	0	0	0	478.00	SF	10.00	10.00	100	2025	2024		100	4,780	

LAND DESCRIPTION

TOTAL OB/XF 4,780

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-3	25.00	100.00	25.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	150,000							

REVIEW DATE 07/09/2024 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS