BLOCK 11 LOT 4 &
W113 FT OF LOT 5
IN OR 2375/1238

HERMANSON DANA R & HEATHER M
73 WADDELL STREET SE
MARIETTA, GA 30060

2025

00-00-31-1800-0011-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 01

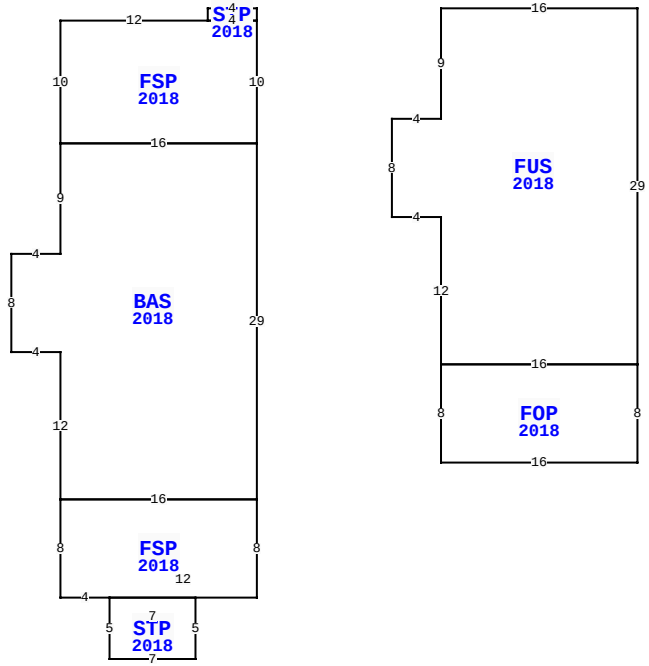
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	496	100	2018	496	84,852
FOP	128	30	2018	38	6,500
FSP	128	40	2018	51	8,724
FSP	160	40	2018	64	10,948
FUS	496	100	2018	496	84,852
STP	4	10	2018	0	0
STP	35	10	2018	4	684
TOTALS	1,447			1,149	196,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,149	132.9240	175.46	201,604	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 0% - 0 Heated Area: 992 HX Base Yr



214 S 3RD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	196,564
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	212,500
TOTAL MARKET VALUE	409,064
SOH/AGL Deduction	7,508
ASSESSED VALUE	401,556
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	401,556
TOTAL JUST VALUE	409,064
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	387,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172019	NEW CONSTR	132,745	06/29/2017
20051817	TEMP POLE	1,000	05/18/2005
990196	CHAIN-LINK FENCE	1,000	04/09/1999
7820	XFOB	1,100	07/21/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2375/1238	7/13/2020	WD	Q	I	01	385,000
GRANTOR: DAVIS MARGARET ANN &						
GRANTEE: HERMANSON DANA R &						
2112/0522	3/18/2017	QC	U	V	11	100
GRANTOR: DAVIS SHIRLEY DIANE						
GRANTEE: DAVIS MARGARET ANN						

BUILDING NOTES

BUILDING DIMENSIONS

STP=[YR=2018] W4 S1 FSP=[YR=2018] W12 S10 BAS=[YR=2018] S9 W4 S8 E4 S12 FSP=[YR=2018] S8 E4 STP=[YR=2018] S5 E7 N5 W7$ E12 N8 W16$ E16 N29 W16$ E16 N10 W4$ E4 N1$ PTR=E15 FUS=[YR=2018] E16 S29 FOP=[YR=2018] S8 W16 N8 E16$ W16 N12 W4 N8 E4 N9$ W15$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	MU-1	25.00	125.00	25.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	106,250							
2	000100	C	RES	0	0006	MU-1	25.00	113.00	25.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	106,250							

REVIEW DATE 04/22/2024 BY KBA Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS