BLOCK 41 N 30FT OF S 70FT OF
LOT 2
IN OR 1949/441

ANTHONY MACK III & DEBORAH C
1384 SYLVAN CIRCLE NE
ATLANTA, GA 30319

2025

00-00-31-1800-0041-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

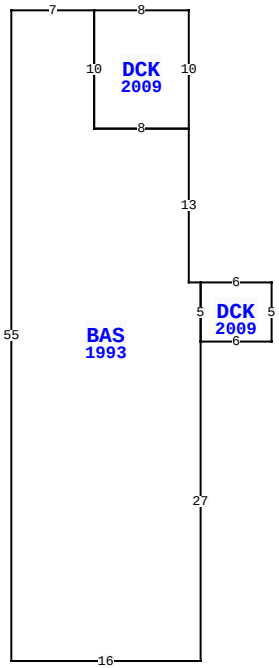
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	777	100	1993	777	113,305
DCK	30	10	2009	3	438
DCK	80	10	2009	8	1,167
TOTALS	887			788	114,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	788	125.1800	165.24	130,209	1909	2000	0	0	0	11.75	88.25

1 SNGL FAM – 0% - 0 Heated Area: 777 HX Base Yr



112 S 7TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	114,909
TOTAL MARKET OB/XF VALUE	3,057
TOTAL LAND VALUE - MARKET	178,125
TOTAL MARKET VALUE	296,091
SOH/AGL Deduction	67,038
ASSESSED VALUE	229,053
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,053
TOTAL JUST VALUE	296,091
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101467	WINDW/DOOR SHUTTE	4,000	08/31/2010
20100573	H/AC	5,200	04/07/2010
20061888	REPLACE ROTTEN WO	0	08/02/2006
6902	REPAIR/RRF	800	02/11/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1949/0441	11/13/2014	QC	U	I	11	100
GRANTOR: MILLER ROBERT & BETSY						
GRANTEE: ANTHONY MACK III &						
1579/1825	8/04/2008	WD	U	I	25	250,000
GRANTOR: MILLER ROBERT & BETSY						
GRANTEE: ANTHONY MARK II & D						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2009] W8BAS=[YR=1993] W7 S55 E16 N27 DCK=[YR=2009] E6N5W6S5$N5 W1 N13 W8N10$ S10E8N10$.

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	0850	PEBBLE WLK	0	0	43	8	344.00	SF	3.50	3.50	100	1983	1983	3	38	458	
2	0810	CONCRETE A	0	0	17	8	136.00	SF	6.50	6.50	100	1994	1994	3	66	583	
3	0510	GARAGE WD-	0	0	18	16	288.00	SF	35.00	35.00	100	1970	1970	3	20	2,016	

LAND DESCRIPTION

TOTAL OB/XF 3,057

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	0003	R-2	30.00	100.00	30.00	FF		1.00	1.00	1.25	4,750.00	5,937.50	178,125							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 178,125 Market: 0 Agricultural: 0 Common: 178,125 PRINTED 07/30/2025 BY SYS