BLOCK 270 LOT 8
CITY OF FDNA BEACH

SCHWARTZ CHARLES R REV TRUST/SCHWARTZ CHARLES R TR
1900 KANAWHA DRIVE
STONE MOUNTAIN, GA 30087

**2025**

**00-00-31-1800-0270-0080**

## BUILDING CHARACTERISTICS

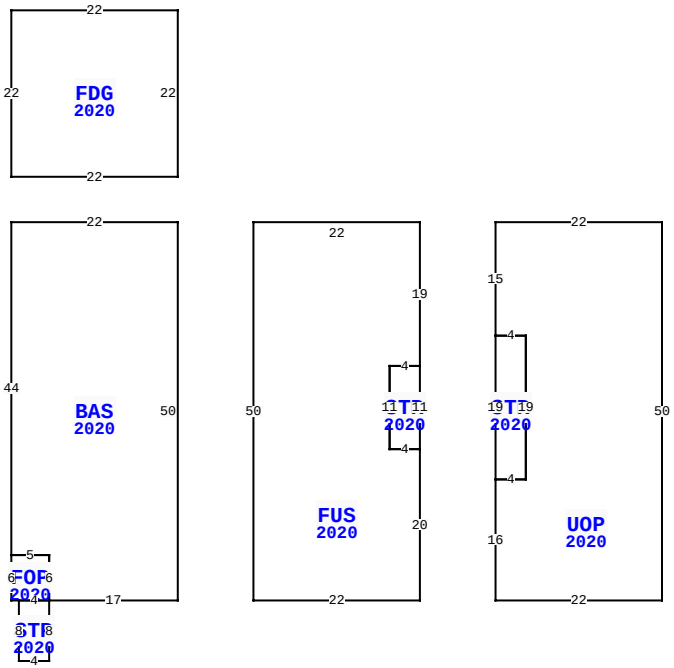
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 50 |
| Exterior Wall | 20 | FACE BRICK 50 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 3. | 3. 100 |
| Units | | 0 100 |
| Quality | 01 | Quality Level 01 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1010.0400 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,070 | 100 | 2020 | 1,070 | 329,582 |
| FDG | 484 | 60 | 2020 | 290 | 89,326 |
| FOP | 30 | 30 | 2020 | 9 | 2,772 |
| FUS | 1,056 | 100 | 2020 | 1,056 | 325,269 |
| STP | 32 | 10 | 2020 | 3 | 924 |
| STR | 44 | 10 | 2020 | 4 | 1,232 |
| STR | 76 | 10 | 2020 | 8 | 2,464 |
| UOP | 1,024 | 20 | 2020 | 205 | 63,145 |
| TOTALS | 3,816 | | | 2,645 | 814,713 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 22 | 2,645 | 315.1068 | 315.11 | 833,466 | 2020 | 2020 | 0 | 0 | 0 | 2.25 | 97.75 |

1 TOWNHOUSE – 0% - 0 Heated Area: 2126 HX Base Yr




138 S 2ND ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/25/2024 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 | 814,713 |
| TOTAL MARKET OB/XF VALUE | 12,131 |
| TOTAL LAND VALUE - MARKET | 156,250 |
| TOTAL MARKET VALUE | 983,094 |
| SOH/AGL Deduction | 191,312 |
| ASSESSED VALUE | 791,782 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 791,782 |
| TOTAL JUST VALUE | 983,094 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 947,275 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20182274 | NEW CONSTR | 285,611 | 07/02/2018 |
| 20182275 | GARAGE | 23,134 | 07/02/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2428/1513 | 12/13/2020 | SW | U | I | 11 | 100 |
| GRANTOR: SCHWARTZ CHARLES | | | | | | |
| GRANTEE: SCHWARTZ CHARLES R | | | | | | |
| 2363/1791 | 5/21/2020 | SW | Q | I | 01 | 651,500 |
| GRANTOR: ARTISAN HOMES LLC | | | | | | |
| GRANTEE: SCHWARTZ CHARLES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W22 S44 E5 S6 E17 N50 $
FUS=[YR=2020;ORIG=10,0] E22 S19 W4 S11 E4 S20 W22 N50 $
UOP=[YR=2020;ORIG=42,50] N16 E4 N19 W4 N15 E22 S50 W22 $
FDG=[YR=2020;ORIG=-22,-28] E22 S22 W22 N22 $
STR=[YR=2020;ORIG=42,34] N19 E4 S19 W4 $
STR=[YR=2020;ORIG=32,19] S11 W4 N11 E4 $
STP=[YR=2020;ORIG=-21,50] S8 E4 N8 W4 $
FOP=[YR=2020;ORIG=-22,44] S6 E1 E4 N6 W5 $
PTR=[ORIG=0,0] E30 W30 $
PTR=[ORIG=0,0] N30 S30 $
PTR=[ORIG=0,0] S80 N80 $
.

## 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 | 197.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 98 | 1,931 | |
| 2 | 0409 | ELEVATOR R | 0 | 0 | 0 | 0 | 1.00 | UT | 10,200.00 | 10,200.00 | 100 | 2024 | 2023 | | 100 | 10,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,131

| 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 | 000310 | C | TOWNHOUSE | 0 | | MU-1 | 0.00 | 0.00 | 3,125.00 | SF | | 1.00 | 1.00 | 1.00 | 50.00 | 50.00 | 156,250 | | | | | | | |

REVIEW DATE 01/31/2024 BY TW Total Acres: 0.00 Total Land Value: 156,250 Market: 0 Agricultural: 0 Common: 156,250 PRINTED 07/30/2025 BY SYS