

LOT 45
IN OR 2097/1432
ENCLAVE AT SUMMER BEACH

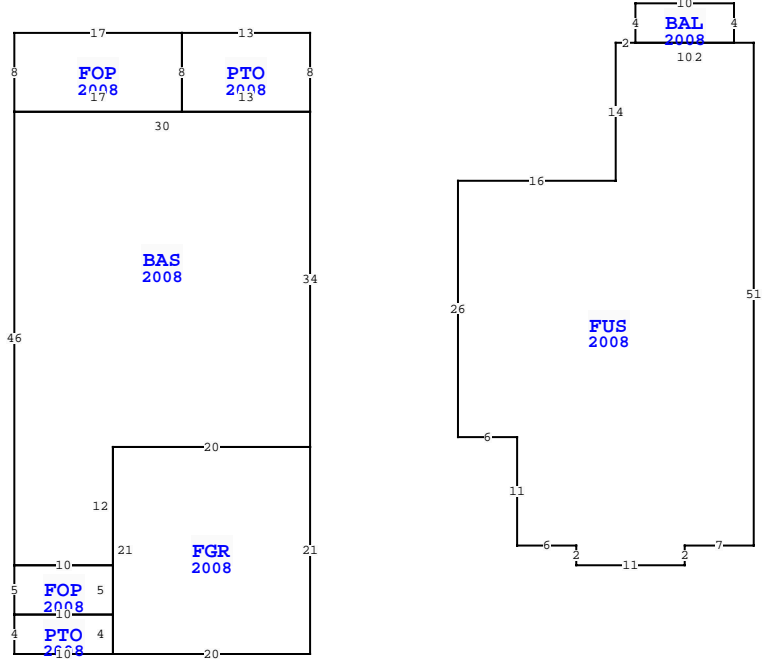
BLOCKER VICTORIA J
1885 FAIR HOPE DR NE
TOWNSEND, GA 31331

2025

00-SB-30-045E-0045-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAL	40	15	2008
BAS	1,140	100	2008
FGR	420	55	2008
FOP	50	30	2008
FOP	136	30	2008
FUS	1,262	100	2008
PTO	40	5	2008
PTO	104	5	2008
TOTALS	3,192		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	TOWNHOUSE	-	0%	-	0							Heated Area: 2402 HX Base Yr	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			505,073
TOTAL MARKET OB/XF VALUE			4,336
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			649,409
SOH/AGL Deduction			168,980
ASSESSED VALUE			480,429
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			480,429
TOTAL JUST VALUE			649,409
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			544,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20565	CO ISSUED	0	10/21/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2097/1432	1/24/2017	WD	U	I	11	100

GRANTOR: BLOCKER JOHN ANTHONY
GRANTEE: BLOCKER VICTORIA J
1776/1094 1/30/2012 WD Q I 02 270,000
GRANTOR: FIRST NATIONAL BANK O
GRANTEE: BLOCKER JOHN A & VI

BUILDING NOTES	
BUILDING DIMENSIONS PTO=[YR=2008] W13 FOP=[YR=2008] W17 S8 BAS=[YR=2008] S46 FOP=[YR=2008] S5 PTO=[YR=2008] S4 E10 FGR=[YR=2008] E20 N21 W20 S21\$ N4 W10\$ E10 N5 W10\$ E10 N12 E20 N34 W30\$ E17 N8\$ S8 E13 N8\$ PTR=E15 S15 FUS=[YR=2008] E16 N14 E2 BAL=[YR=2008] N4 E10 S4 W10\$ E12 S51 W7 S2 W11 N2 W6 N11 W6 N26\$ N15W15\$.	

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
1	0810	CONCRETE A	0	0	13	4			6.50	100	2008	2008	3	88	297	
2	0810	CONCRETE A	0	0	0	0			6.50	100	2008	2008	3	88	2,219	
3	0504	FP-ELECTRI	0	0	0	0			2,000.00	100	2008	2008	3	91	1,820	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							