

GUNN EARLE CODY & JANIE T
280 W CLOVERHURST AVE
ATHENS, GA 30606

01-6N-29-0200-0052-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEM CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 12 CEDAR 100										0500 12 1,903 245.0980 387.25 736,937 1974 2016 0 0 4.00 96.00										Tax Group: 5 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SFR CUST - 0% - 2025 Heated Area: 1803 HX Base Yr										BUILDING MARKET VALUE 707,460									
Roof Cover 06 ASB SHINGL 100																				TOTAL MARKET OB/XF VALUE 10,438									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 500,000									
Interior Floo 12 HARDWOOD 100																				TOTAL MARKET VALUE 1,217,898									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 0									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 1,217,898									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE 0									
Bathrooms 3 100																				BASE TAXABLE VALUE 1,217,898									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 1,217,898									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
BUD8 Adjustme 05 DIST 1A 100																				PREVIOUS YEAR MKT VALUE 1,185,735									
Quality 06 Quality Level 06																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				19012704 REMODEL 50,000 12/13/2019									
MAP NUM MKT AREA 10																				M982953 H/AC 0 03/01/1998									
NEIGHBORHOOD/LOC 10001.00																				B960476 REPAIR/RRF 1,500 05/01/1996									
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																				B9602649 REPAIR/RRF 1,500 03/01/1996									
BAS 1,663 100 1993 1,663 618,237																													
BAS 140 100 1996 140 52,046																													
DCK 158 10 1993 16 5,948																													
DCK 320 10 1993 32 11,896																													
FOP 35 30 1993 10 3,718																													
UOP 77 20 1996 15 5,577																													
UOP 88 20 1996 18 6,692																													
UST 20 45 1993 9 3,346																													
TOTALS 2,501 1,903 707,460																													
EXTRA FEATURES										10 GREEN WINGED TEAL RD, FERNANDINA BEACH										BLD DATE LGL DATE 03/14/2024 MLU									
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 0850 PEBBLE WLK 0 0 0 0 170.00 SF 3.50 3.50 100 1974 1974 3 24 143																													
2 1242 WD DECK A 0 0 0 0 210.00 SF 10.00 10.00 100 1985 1985 3 20 420																													
3 1126 CB/STC 8" 0 0 0 0 636.00 SF 8.00 8.00 100 1974 1974 3 24 1,221																													
4 0444 BOX FNC 4' 0 0 0 0 5.00 LF 6.50 6.50 100 1985 1985 3 20 7																													
5 0446 BOX FNC 6' 0 0 0 0 17.00 LF 20.00 20.00 100 1985 1985 3 20 68																													
6 0446 BOX FNC 6' 0 0 0 0 33.00 LF 20.00 20.00 100 1985 1985 3 20 132																													
7 0858 SCULP CONC 0 0 0 0 684.00 SF 13.00 13.00 100 2004 2004 3 95 8,447																													
LAND DESCRIPTION										TOTAL OB/XF 10,438																			
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 RG-2 0.00 0.00 1.00 LT 1.00 1.00 1.00 500,000.00 500,000.00 500,000																													
REVIEW DATE 02/18/2020 BY DJ										Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000										PRINTED 07/30/2025 BY SYS									