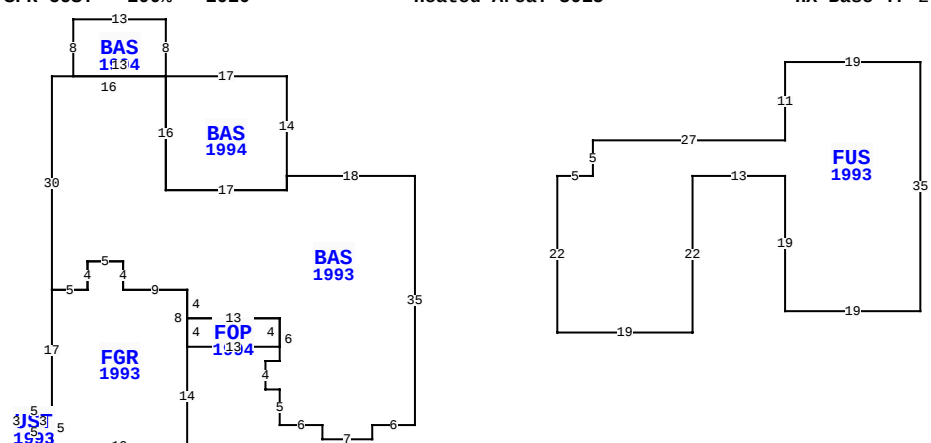


WYBLE GERALD E JR & KIMBERLY B
1808 BALLYBUNION DR
JOHNS CREEK, GA 30097

2025

01-6N-29-1300-0075-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																									
Exterior Wall		10	ABOVE AVG 100		0500	01	3,279	113.9880		180.10	590,548	1986	1986	0	0	16.50	83.50	VALUATION BY		STANDARD																							
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2020													Heated Area: 3015													HX Base Yr 2020												
Roof Cover		10	WD SHINGLE 100															BUILDING MARKET VALUE													493,108												
Interior Wall		05	DRYWALL 90															TOTAL MARKET OB/XF VALUE													4,176												
Interior Wall		08	DECORATIVE 10															TOTAL LAND VALUE - MARKET													500,000												
Interior Floor		14	CARPET 50															TOTAL MARKET VALUE													997,284												
Interior Floor		15	HARDTILE 50															SOH/AGL Deduction													444,400												
Air Condition		03	CENTRAL 100		ASSESSED VALUE													552,884																									
Heating Type		04	AIR DUCTED 100		TOTAL EXEMPTION VALUE													HX HB 50,722																									
Bedrooms			2 100		BASE TAXABLE VALUE													502,162																									
Bathrooms			2.5 100		TOTAL JUST VALUE													997,284																									
Frame		02	WOOD FRAME 100		NCON VALUE													0																									
Stories		2.	2. 100		INCOME VALUE																																						
Units		0	0 100		PREVIOUS YEAR MKT VALUE													973,888																									
BUD8 Adjustme		05	DIST 1A 100																																								
Occupancy		00	NONE 100																																								
Quality		04	Quality Level 04																																								
DOR CODE		0100	SINGLE FAMILY																																								
MAP NUM			MKT AREA				10																																				
NEIGHBORHOOD/LOC		10001.00																																									
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS		1,421	100	1993	1,421	213,695																																					
BAS		104	100	1994	104	15,640																																					
BAS		272	100	1994	272	40,904																																					
FGR		438	55	1993	241	36,242																																					
FOP		52	30	1994	16	2,406																																					
FUS		1,218	100	1993	1,218	183,167																																					
UST		15	45	1993	7	1,053																																					
TOTALS		3,520			3,279	493,108		22 BELTED KINGFISHER, FERNANDINA BEACH										03/14/2024 MLU																									
EXTRA FEATURES																				BLD DATE										LGL DATE													
																				XF DATE										LAND DATE													
																				INC DATE										AG DATE													
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	58	1,160																											
2	0850	PEBBLE WLK	0	100	0	0	656.00	SF	3.50	3.50	100	1986	1986	3	47	1,079																											
3	1242	WD DECK A	0	100	0	0	166.00	SF	10.00	10.00	100	1986	1986	3	20	332																											
4	0850	PEBBLE WLK	0	100	0	0	72.00	SF	3.50	3.50	100	1986	1986	3	47	118																											
5	1126	CB/STC 8"	0	100	0	0	96.00	SF	8.00	8.00	100	1986	1986	3	47	361																											
6	1242	WD DECK A	0	100	0	0	86.00	SF	10.00	10.00	100	1986	1986	3	20	172																											
7	0446	BOX FNC 6'	0	100	0	0	12.00	LF	20.00	20.00	100	1986	1986	3	20	48																											
8	0850	PEBBLE WLK	0	100	0	0	213.00	SF	3.50	3.50	100	1986	1986	3	47	350																											
9	1126	CB/STC 8"	0	100	0	0	148.00	SF	8.00	8.00	100	1986	1986	3	47	556																											
LAND DESCRIPTION																		TOTAL OB/XF 4,176																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000																										