LOT 9
IN OR 2220/1573
RP 2436

MCLENDON CATRENIA W
3268 EMERALD BROOK LN
DECATUR, GA 30033

2026

00-00-30-0280-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

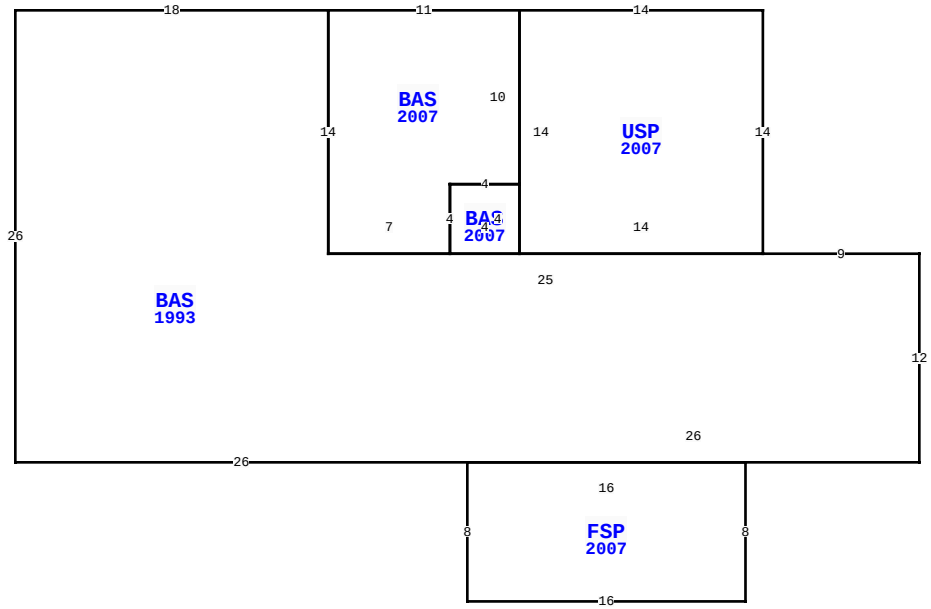
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	876	100	1993	876	70,385
BAS	16	100	2007	16	1,286
BAS	138	100	2007	138	11,088
FSP	128	40	2007	51	4,098
USP	196	30	2007	59	4,740
TOTALS	1,354			1,140	91,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,140	102.7140	107.85	122,949	1970	1975	0	0	0	25.50	74.50

1 SINGLE FAM 0% - 0 Heated Area: 1030 HX Base Yr



1595 AVERY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	91,597
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	191,597
SOH/AGL Deduction	22,845
ASSESSED VALUE	168,752
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,752
TOTAL JUST VALUE	191,597
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2220/1573	9/06/2018	WD	U	I	30	40,000
GRANTOR: WASHINGTON NATHANIEL						
GRANTEE: MCLENDON CATRENIA W						
1869/1741	6/14/2013	PR	U	I	19	100
GRANTOR: WASHINGTON NATHANIEL						
GRANTEE: WASHINGTON NATHANIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 USP=[YR=2007] N14 W14 BAS=[YR=2007] W11 S14 E7 BAS=[YR=2007] E4 N4 W4 S4$ N4 E4 N10$ S14 E14$ W25 N14 W18 S26 E26 FSP=[YR=2007] S8 E16 N8W16$ E26 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RSF-	2100.00	61.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS