

GUERIN JOHN A & LESLIE J L/E/
3919 RIVER WALK DR
PEACHTREE CORNERS, GA 30096

00-00-30-044D-0026-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur08WD FR STUC 100
IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 60

Interior Floo12HARDWOOD 40

Air Condition Heating Type03CENTRAL 100
04AIR DUCTED 100

Bedrooms Bathrooms Frame023 100
2.5 100
WOOD FRAME 100

Stories Units Occupancy1. 1. 100
0 100
NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC2121.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,25610020152,256368,352

FGR46255201525441,472

FOP2430201571,143

SFB20080201916026,124

TOTALS2,9422,677437,091

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,677123.6480171.87460,09620152015005.0095.00

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE437,091

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET165,000

TOTAL MARKET VALUE602,091

SOH/AGL Deduction0

ASSESSED VALUE602,091

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE602,091

TOTAL JUST VALUE602,091

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE586,692

PERMIT NUMDESCRIPTIONAMTISSUED

20181697ENCLFOP20,00005/18/2018

20142613CO ISSUED004/30/2015

20142613NEW CONSTR251,45012/11/2014

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ / U / V / I / RSN CD

SALE PRICE

2866/19435/01/2026QC U I 11100

GRANTOR: GUERIN JOHN A & LESLI

GRANTEE: GUERIN CHELSEA

2866/19415/01/2026QC U I 11100

GRANTOR: GUERIN JOHN A

GRANTEE: GUERIN JOHN A & LES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 SFB=[YR=2019] W20 S10 E20 N10\$ S10 W20 S54 E14 FOP=[YR=2015] E6 FGR=[YR=2015] E3 S6 E21 N20 W24 S14\$ N4 W6 S4\$ N4 E6 N10 E24 N50\$.

MARKET ADJUSTMENTS

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

2916 S SEA GRAPE DR, FERNANDINA BEACHFLA 32043

2019 SNGL FAM 0% - 2026Heated Area: 2416HX Base Yr

LAND DESCRIPTIONTOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES0RLM0.000.001.00LT1.001.001.00165,000.00165,000.00165,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 165,000Market: 0Agricultural: 0Common: 165,000PRINTED 07/09/2026 BY SYS