

DIMSDALE CHARLES D & JULIE L/CASEY HARRISON
495 KLONDIKE ROAD
HAWKINSVILLE, GA 31036

00-00-31-114B-0001-0060

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 1															
Exterior Wall	16	WD FR STUC 70	2700		11	2,230	146.0474	203.01		452,712		1986	2000	0	0	0	12.50	87.50	VALUATION BY										
Exterior Wall	12	CEDAR 30	1		DUPELX		0% - 2024		Heated Area: 1958										HX Base Yr										
Roof Structure	03	GABLE/HIP 100	8		PTO		1993		BAS										FUS										
Roof Cover	03	COMP SHNGL 100	8		PTO		1993		FGR										FOP										
Interior Wall	05	DRYWALL 100	20		FGR		1993		FUS										FOP										
Interior Floor	14	CARPET 80	8		PTO		1993		BAS										FUS										
Interior Floor	08	SHT VINYL 20	8		PTO		1993		FGR										FOP										
Air Condition	03	CENTRAL 100	8		PTO		1993		BAS										FUS										
Heating Type	04	AIR DUCTED 100	8		PTO		1993		FGR										FOP										
Bedrooms	4	100	8		PTO		1993		BAS										FUS										
Bathrooms	3	100	8		PTO		1993		FGR										FOP										
Frame	02	WOOD FRAME 100	8		PTO		1993		BAS										FUS										
Stories	2.	2. 100	8		PTO		1993		FGR										FOP										
Units	0	100	8		PTO		1993		BAS										FUS										
Occupancy	00	NONE 100	8		PTO		1993		FGR										FOP										
Quality		04	Quality Level 04		2820 1ST AVE, FERNANDINA BEACH										BLD DATE														
DOR CODE		0800	MULTI-FAMILY		2820 1ST AVE, FERNANDINA BEACH										XF DATE														
MAP NUM			MKT AREA		2820 1ST AVE, FERNANDINA BEACH										LGL DATE														
NEIGHBORHOOD/LOC		1043.00			2820 1ST AVE, FERNANDINA BEACH										LAND DATE														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	2820 1ST AVE, FERNANDINA BEACH										AG DATE													
BAS	874	100	1993	874	155,252	2820 1ST AVE, FERNANDINA BEACH										05/08/2025													
FGR	211	55	1993	116	20,605	2820 1ST AVE, FERNANDINA BEACH										MLU													
FGR	211	55	1993	116	20,605	2820 1ST AVE, FERNANDINA BEACH																							
FOP	56	30	1993	17	3,020	2820 1ST AVE, FERNANDINA BEACH																							
FOP	56	30	1993	17	3,020	2820 1ST AVE, FERNANDINA BEACH																							
FUS	1,084	100	1993	1,084	192,555	2820 1ST AVE, FERNANDINA BEACH																							
PTO	64	5	1993	3	533	2820 1ST AVE, FERNANDINA BEACH																							
PTO	64	5	1993	3	533	2820 1ST AVE, FERNANDINA BEACH																							
TOTALS		2,620			2,230	396,123	2820 1ST AVE, FERNANDINA BEACH																						
EXTRA FEATURES		2820 1ST AVE, FERNANDINA BEACH										BLD 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	0500	FP-PRE FAB	0	0	0	2.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	3,920														
4	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960														