

KNIGHT FAMILY LIVING TRUST/KNIGHT JIMMY TRUSTEE
107 LAKEVIEW CIRCLE NE
MILLEDGEVILLE, GA 31061

00-00-31-134A-0098-0000

BUILDING CHARACTERISTICS														MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION														VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT		CD		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND							
Exterior Wall		05		AVERAGE 100		0500		01		1,092		117.6600		195.32		213,289		1940		1995		0		0		14.75		85.25					
Roof Structur		03		GABLE/HIP 100		1		SFR CUST		0%		- 0		Heated Area: 1092		HX Base Yr																	
Roof Cover		03		COMP SHNGL 100																													
Interior Wall		05		DRYWALL 100																													
Interior Floo		14		CARPET 80																													
Interior Floo		08		SHT VINYL 20																													
Air Condition		03		CENTRAL 100																													
Heating Type		04		AIR DUCTED 100																													
Bedrooms				3 100																													
Bathrooms				2 100																													
Frame		02		WOOD FRAME 100																													
Stories		1.		1. 100																													
Units				0 100																													
BUD8 Adjustme		02		DIST FB 100																													
Occupancy		00		NONE 100																													
Quality		03		Quality Level 03																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA																								01					
NEIGHBORHOOD/LOC				1050.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		1,092		100		1993		1,092		181,829																							
TOTALS		1,092						1,092		181,829																							
EXTRA FEATURES																																	
533 OCEAN AVE, FERNANDINA BEACH																																	
BLD DATE		03/19/2015		KK		LGL DATE		04/28/2026		MLU																							
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			
2		1242		WD DECK A		0 0		39 7		273.00		SF		10.00		10.00		100		2009		2009		3		31		846					
3		1242		WD DECK A		0 0		5 4		20.00		SF																					