LOT 180
IN OR 2114/430
GA FDNA BEACH 2 UNR

CAMPBELL GAIL W
1186 W ROANOKE DR
FITZGERALD, GA 31750

**2026**

**00-00-31-134B-0180-0000**

## BUILDING CHARACTERISTICS

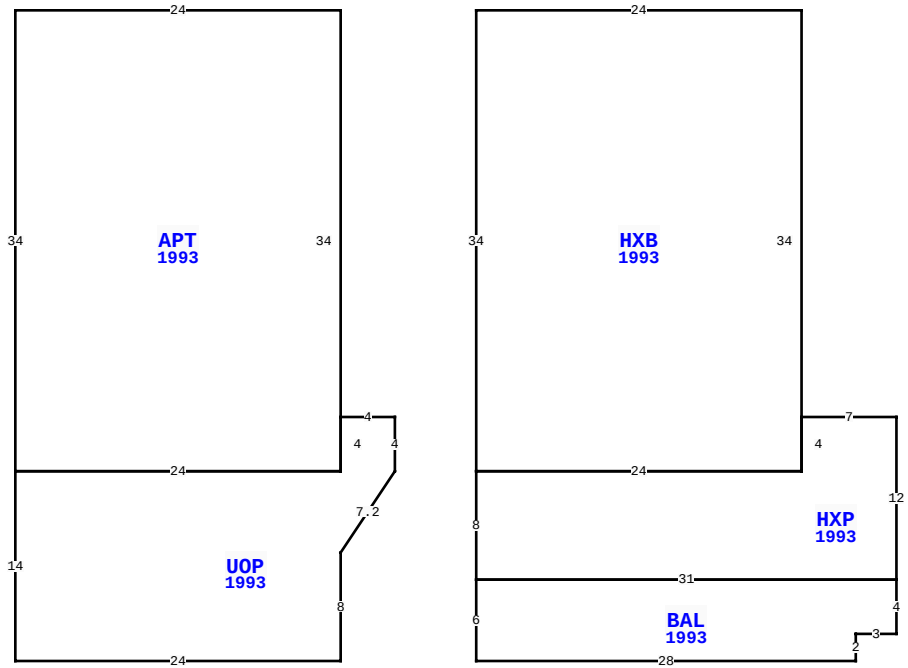
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 50 |
| Exterior Wall | 23 | REINF CONC 50 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 12 | HARDWOOD 50 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 6 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0800 | MULTI-FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1041.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| APT | 816 | 100 | 1993 | 816 | 104,917 |
| BAL | 180 | 15 | 1993 | 27 | 3,472 |
| HXB | 816 | 100 | 1993 | 816 | 104,917 |
| HXP | 276 | 30 | 1993 | 83 | 10,672 |
| UOP | 364 | 20 | 1993 | 73 | 9,386 |
| TOTALS | 2,452 | | | 1,815 | 233,362 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 01 | 1,815 | 113.5000 | 157.76 | 286,334 | 1965 | 1985 | 0 | 0 | 0 | 18.50 | 81.50 |

1 DUPLEX 0% - 0 Heated Area: 1632 HX Base Yr




833 N FLETCHER AVE U&D, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/20/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 233,362 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 325,000 |
| TOTAL MARKET VALUE | 558,362 |
| SOH/AGL Deduction | 36,190 |
| ASSESSED VALUE | 522,172 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 522,172 |
| TOTAL JUST VALUE | 558,362 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 489,881 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20122411 | ROOF REPAIRS / GL | 3,984 | 11/30/2012 |
| 20040975 | WOOD STG SHED | 3,000 | 05/27/2004 |
| 20011544 | VINYL SIDING INST | 3,000 | 07/10/2001 |
| 19985028 | ROOF REPAIRS | 2,365 | 02/23/1999 |
| B969879 | REPAIR/RRF | 1,900 | 06/19/1996 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2114/0430 | 4/10/2017 | QC | U | I | 11 | 100 |
| GRANTOR: BATTEN AMANDA | | | | | | |
| GRANTEE: CAMPBELL GAIL W | | | | | | |
| 1926/1111 | 6/16/2014 | WD | Q | I | 01 | 265,000 |
| GRANTOR: COOPER CRISTINA L ETA | | | | | | |
| GRANTEE: CAMPBELL GAIL W & A | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

APT=[YR=1993] W24 S34UOP=[YR=1993] S14E24 N8 R4 U6 N4W4S4W24$ E24N34$ PTR=E10 HXB=[YR=1993] S34 HXP=[YR=1993] S8 BAL=[YR=1993] S6 E28N2E3N4 W31$ E31 N12 W7 S4 W24 $ E24 N34 W24$W10$.

### 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 | 000800 | C | MULTI-FAMILY | 0 | 0006 | R-2 | 50.00 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 6,500.00 | 6,500.00 | 325,000 | | | | | | | |

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS