LOT 202
IN OR 2207/779
GA FDNA BEACH #2 UNR

CANNON THOMAS V JR & JOY H
4706 HIGHWAY 17 NORTH
AWENDAW, SC 29429

2026

00-00-31-134B-0202-0000

BUILDING CHARACTERISTICS

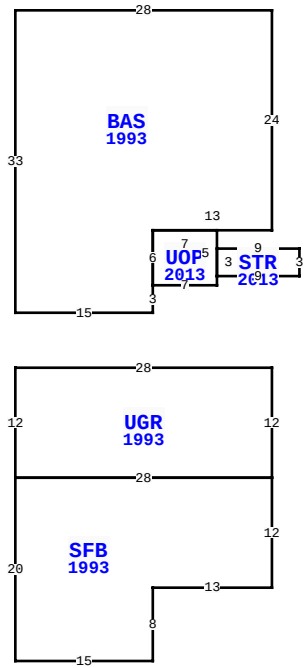
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	03	CONC FINSH 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		2 100
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	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	807	100	1993	807	59,776
SFB	456	80	1993	365	27,036
STR	27	10	2013	3	222
UGR	336	45	1993	151	11,185
UOP	42	20	2013	8	592
TOTALS	1,668			1,334	98,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,334	87.3600	121.43	161,988	1959	1959	0	0	0	39.00	61.00

1 SNGL FAM 0% - 0 Heated Area: 1172 HX Base Yr



537 N FLETCHER AVE U&D, FERNANDINA BEACH

BLD DATE	03/19/2015 KK	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	98,813
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	487,500
TOTAL MARKET VALUE	586,313
SOH/AGL Deduction	156,917
ASSESSED VALUE	429,396
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	429,396
TOTAL JUST VALUE	586,313
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	432,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190609	INTREMOD	0	10/25/2019
6849	REPAIR/RRF	826	12/27/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2207/0779	6/28/2018	WD	Q	I	02	300,000
GRANTOR: WEINZIRL OPAL M						
GRANTEE: CANNON THOMAS V JR						
2113/1975	4/17/2017	LE	U	I	11	100
GRANTOR: WEINZIRL OPAL M						
GRANTEE: RICHARDSON KAREN D						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W28 S12 SFB=[YR=1993] S20 E15 N8 E13 N12 W28 $ E28 N12 $ PTR= N15 BAS=[YR=1993] N24W28S33E15 N3
UOP=[YR=2013] E7 N1 STR=[YR=2013] E9 N3 W9 S3$ N5 W7 S6$ N6 E13$ S15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	487,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 487,500 Market: 0 Agricultural: 0 Common: 487,500 PRINTED 07/09/2026 BY SYS