LOT 28
NORTH POINTE PB 5/27

CARELLA LORI
3665 VIA NUOVA LANE
SUWANEE, GA 30024

**2026**

00-00-31-1470-0028-0000

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| 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 | | 2 100 |
| Bathrooms | | 2.5 100 |
| Frame | 07 | SPECIAL 100 |
| Stories | 3. | 3. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |

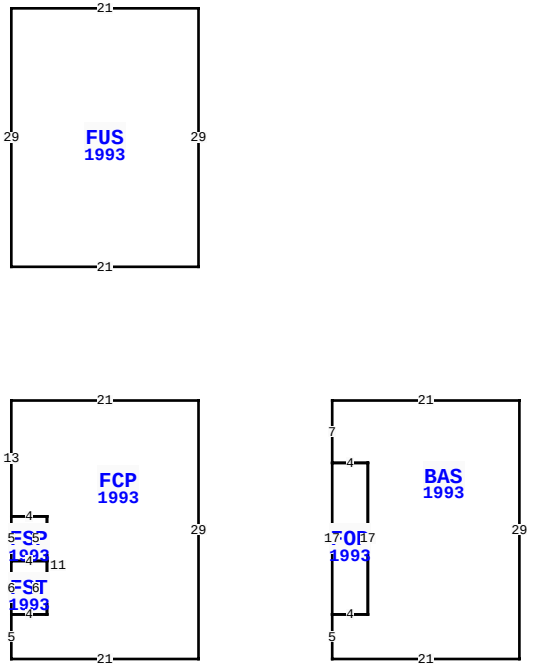
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1017.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 541 | 100 | 1993 | 541 | 82,834 |
| FCP | 565 | 25 | 1993 | 141 | 21,589 |
| FOP | 68 | 30 | 1993 | 20 | 3,062 |
| FSP | 20 | 40 | 1993 | 8 | 1,225 |
| FST | 24 | 55 | 1993 | 13 | 1,991 |
| FUS | 609 | 100 | 1993 | 609 | 93,245 |
| TOTALS | 1,827 | | | 1,332 | 203,944 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 11 | 1,332 | 165.7032 | 173.99 | 231,755 | 1983 | 2000 | 0 | 0 | 0 | 12.00 | 88.00 |

1 TOWNHOUSE 0% - 2024 Heated Area: 1150 HX Base Yr




925 TARPON AV 28, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/28/2026 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 | 203,944 |
| TOTAL MARKET OB/XF VALUE | 314 |
| TOTAL LAND VALUE - MARKET | 180,000 |
| TOTAL MARKET VALUE | 384,258 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 384,258 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 384,258 |
| TOTAL JUST VALUE | 384,258 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 427,967 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20010606 | REPAIR/RRF | 2,000 | 04/05/2001 |
| 19984561 | REMODEL | 7,307 | 11/23/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2676/564 | 10/27/2023 | WD | Q | I | 01 | 375,000 |
| GRANTOR: LEMACKS STANLEY R | | | | | | |
| GRANTEE: CARELLA LORI | | | | | | |
| 0562/0736 | 2/03/1989 | WD | Q | I | | 43,000 |
| GRANTOR: HERBERT WM & LESLIE | | | | | | |
| GRANTEE: LEMACKS STANLEY R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FCP=[YR=1993] W21 S13 FSP=[YR=1993] S5 FST=[YR=1993] S6 E4 N6 W4 $ E4 N5 W4 $ E4 S11 W4 S5 E21 N29 $ PTR= E15 BAS=[YR=1993] E21 S29 W21 N5 FOP=[YR=1993] E4 N17 W4 S17 $ E4 N17 W4 N7 $ W15 $ PTR= N15 FUS=[YR=1993] N29 W21 S29 E21 $ S15 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 1242 | WD DECK A | 0 | 0 | 5 | 21 | 105.00 | SF | 13.50 | 13.50 | 100 | 1983 | 1983 | 3 | 20 | 284 | |
| 3 | 1242 | WD DECK A | 0 | 0 | 3 | 4 | 12.00 | SF | 12.50 | 12.50 | 100 | 1983 | 1983 | 3 | 20 | 30 | |

## LAND DESCRIPTION

TOTAL OB/XF 314

| 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 | 000100 | C | RES | 0 | 0006 | R-2 | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 180,000.00 | 180,000.00 | 180,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS