BLOCK 27 LOTS 13 THRU 16
IN OR 911/1171
SEAVIEW SUB PB 1/7

BILANCHONE LINDA
182 WEST HAMPTON AVE
SPARTENBURG, SC 29306

2026

00-00-31-1680-0027-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2024	1,188	139,606
DCK	264	10		26	3,056
TOTALS	1,452			1,214	142,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,214	126.1050	132.41	160,746	2002	2002	0	0	0	11.25	88.75

1 SINGLE FAM 0% - 0 Heated Area: 1188 HX Base Yr

31.1

29.11

BAS
2024

29.11

31.1

2799 SUWANEE AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	142,662
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	136,500
TOTAL MARKET VALUE	279,162
SOH/AGL Deduction	15,721
ASSESSED VALUE	263,441
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,441
TOTAL JUST VALUE	279,162
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B020546	NEW CONSTR	100,000	04/03/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0911/1171	12/15/1999	WD	Q	V		40,000

GRANTOR: BOHANNON SHIRLEY MAE
GRANTEE: BILANCHONE VICTOR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=56,12] E28G90 S27G90 W28G90 N27G90 $
DCK=264$
.

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	000100	C	RES	0		R-1	100.00	80.00	100.00	FF		1.00	1.00	0.91	1,500.00	1,365.00	136,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 136,500 Market: 0 Agricultural: 0 Common: 136,500 PRINTED 07/09/2026 BY SYS