

LOT 15  
IN OR 1416/1410  
PRESERVE AT SUMMER BEACH #1C

HALLOCK ROBERT B & ANN B  
4124 AMSTERDAM CIRCLE  
SAVANNAH, GA 31405

2023

00-SB-30-1673-0015-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 70  |
| Exterior Wall            | 15 | CONC BLOCK 30  |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 07 | CONC TILE 100  |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 60   |
| Interior Floo            | 14 | CARPET 40      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 3.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 03      |
| NEIGHBORHOOD/LOC | 3021.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,244            | 100         | 1,244        | 206,075              |
| FGR       | 432              | 55          | 238          | 39,426               |
| FOP       | 101              | 30          | 30           | 4,970                |
| FOP       | 116              | 30          | 35           | 5,798                |
| FUS       | 777              | 100         | 777          | 128,714              |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,670 |  | 2,324 | 384,982 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |   |        |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|---|--------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS  | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0811       | CONCRETE B  | 0   | 0   | 0  | 0 | 735.00 | SF | 5.20     | 5.20           |       |
| 2              | 0810       | CONCRETE A  | 0   | 0   | 27 | 4 | 108.00 | SF | 6.50     | 6.50           |       |
| 3              | 0504       | FP-ELECTRI  | 0   | 0   | 0  | 0 | 1.00   | UT | 2,000.00 | 2,000.00       |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | SFR                  | 0   |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |       |

REVIEW DATE 08/19/2019 BY DJA

| MARKET ADJUSTMENTS  |     |           |             |                |                |      |      |      |      |      |        |
|---------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0500                | 01  | 2,324     | 126.3612    | 180.06         | 418,459        | 2006 | 2006 | 0    | 0    | 8.00 | 92.00  |
| 1 SFR CUST - 0% - 0 |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 2021   |     |           |             |                |                |      |      |      |      |      |        |
| HX Base Yr          |     |           |             |                |                |      |      |      |      |      |        |
|                     |     |           |             |                |                |      |      |      |      |      |        |

|          |            |   |           |  |
|----------|------------|---|-----------|--|
| BLD DATE | 08/18/2006 | 0 | LGL DATE  |  |
| XF DATE  |            |   | LAND DATE |  |
| INC DATE |            |   | AG DATE   |  |

|                                       |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 95072 ELDERBERRY LN, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------|--|--|--|--|--|--|--|--|--|--|--|

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 5,801       |  |  |  |  |  |  |  |  |  |  |  |

Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |  |  |
| STANDARD                  |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 8              |  |  |  |  |  |  |  |  |  |  |  |
| Tax Dist:                 |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |  |  |
| 384,982                   |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |  |  |
| 5,801                     |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |  |  |
| 115,000                   |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |  |  |
| 505,783                   |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |  |  |
| 69,388                    |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |  |  |
| 436,395                   |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |  |  |
| 0                         |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |  |  |
| 436,395                   |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |  |  |
| 505,783                   |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |  |  |
| 0                         |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |  |  |
| 475,748                   |  |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| M10128     | MECH OTHER  | 0       | 08/01/2005 |
| R07990     | REPAIR/RRF  | 10,000  | 07/01/2005 |
| P09032     | OTHER       | 0       | 02/01/2005 |
| C0413885   | CO ISSUED   | 171,585 | 10/01/2004 |
| B0413885   | NEW CONSTR  | 171,585 | 10/01/2004 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1416/1410                      | 6/02/2006 | WD           | Q      | I      |           | 390,800       |  |
| GRANTOR: THE PRESERVE AT SUMME |           |              |        |        |           |               |  |
| GRANTEE: HALLOCK ROBERT B &    |           |              |        |        |           |               |  |
|                                |           |              |        |        |           |               |  |
|                                |           |              |        |        |           |               |  |
|                                |           |              |        |        |           |               |  |

GRANTOR: THE PRESERVE AT SUMME  
GRANTEE: HALLOCK ROBERT B &

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