

LOT 12
IN OR 1985/1413
SEASIDE PRIVACY HOMES AT

HULSEY TIMOTHY L & AMY A
1040 FORREST HILLS POINT
WATKINSVILLE, GA 30677

2023

00-SB-30-1920-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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
BUD8 Adjustme	05	DIST 1A 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03

NEIGHBORHOOD/LOC 3020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,483	100	1,483	276,494
BAS	108	100	108	20,135
FGR	264	55	145	27,034
FOP	25	30	8	1,491

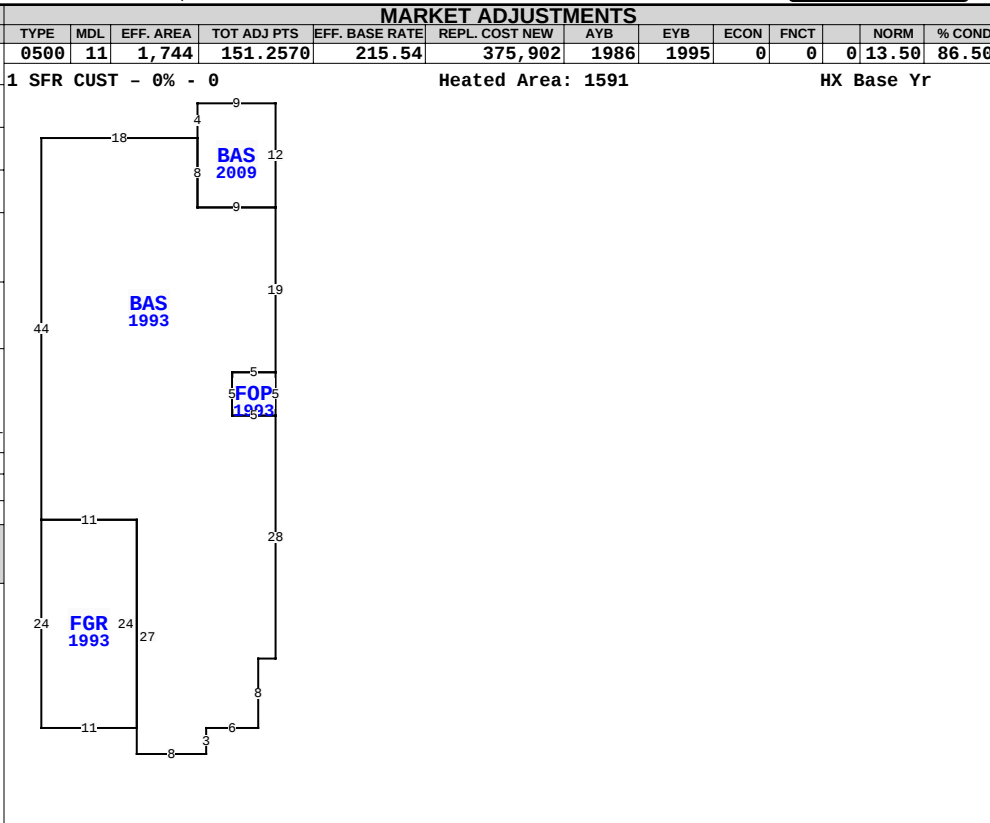
TOTALS	1,880		1,744	325,155
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EXTRA FEATURES

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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	62	1,240	
2	0845	KOOL DECK	0	0	62	4	248.00	SF	7.25	7.25	100	2000	2000	3	80	1,438	
3	0845	KOOL DECK	0	0	0	0	379.00	SF	7.25	7.25	100	2000	2000	3	80	2,198	
4	0845	KOOL DECK	0	0	0	0	245.00	SF	7.25	7.25	100	2000	2000	3	80	1,421	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

5029 SUMMER BEACH BLVD, FERNANDINA BEACH																	
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TOTAL OB/XF 6,297

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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		325,155	
TOTAL MARKET OB/XF VALUE		6,297	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		581,452	
SOH/AGL Deduction		136,124	
ASSESSED VALUE		445,328	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		445,328	
TOTAL JUST VALUE		581,452	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		445,039	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R024414	REPAIR/RRF	650	09/01/2002
BP 3186	N/A	35,151	02/19/1986

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1985/1413	6/12/2015	WD	Q	I	01	390,000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1985/1413	6/12/2015	WD	Q	I	01	390,000

GRANTOR: MALMBORG JOHN C & CAR

GRANTEE: HULSEY TIMOTHY L &

0499/0742 10/01/1986 QC U I 100

GRANTOR: MALMBORG CAROLYNN C

GRANTEE: MALMBORG JOHN C &

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2009] W9 S4 BAS=[YR=1993] W18 S44 FGR=[YR=1993] S24 E11 N24 W11 \$ E11 S27 E8 N3E6 N8 E2 N28 FOP=[YR=1993] N5 W5 S5 E5 \$ W5 N5 E5 N19 W9 N8 \$ S8 E9 N12 \$.