PT OF LOTS 19 & 20 LOT 21
IN OR 1071/1478
WILSON NECK SUB PB 4/2

HAGEN ARTHUR R & CHARLOTTE J
124 HAMPTON POINT DRIVE
ST SIMONS ISLAND, GA 31522

2023

43-2N-27-4640-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

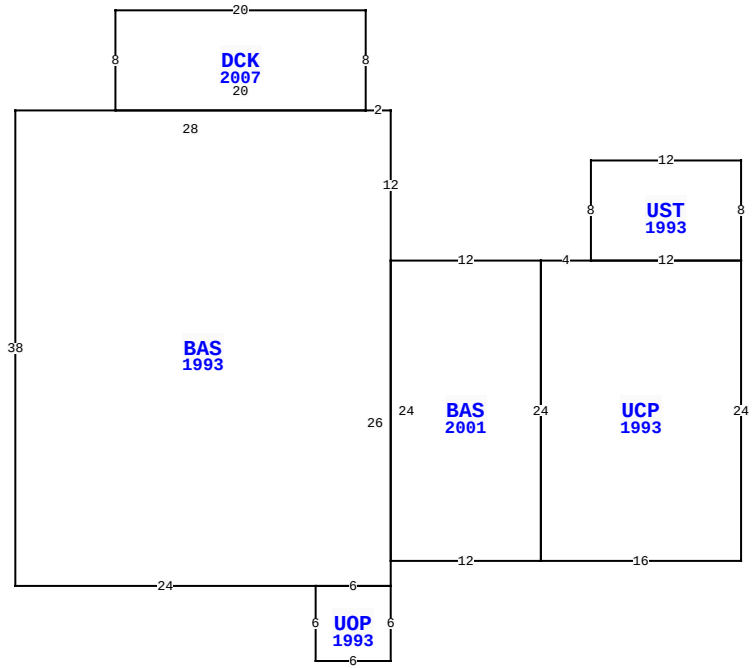
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4082.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1,140	89,771
BAS	288	100	288	22,679
DCK	160	10	16	1,260
UCP	384	20	77	6,063
UOP	36	20	7	551
UST	96	45	43	3,386
TOTALS	2,104		1,571	123,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,571	115.5660	104.30	163,855	1960	1973	0	0	0	24.50	75.50

1 SINGLE FAM – 0% - 0 Heated Area: 1428 HX Base Yr



85408 AVANT RD, YULEE

BLD DATE	10/10/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	123,711
TOTAL MARKET OB/XF VALUE	6,155
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	504,866
SOH/AGL Deduction	152,067
ASSESSED VALUE	352,799
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	352,799
TOTAL JUST VALUE	504,866
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	481,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1071/1478	7/30/2002	WD	Q	I		225,000
GRANTOR: CHARLES TOMMY & JOY L						
GRANTEE: HAGEN ARTHUR R & CH						
1032/0048	1/18/2002	WD	U	I	01	100
GRANTOR: WINTIN GRACE & TOMMY						
GRANTEE: WINTIN GRACE L/E						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 S8 UCP=[YR=1993] W4 BAS=[YR=2001] W12 BAS=[YR=1993] N12 W2 DCK=[YR=2007] N8W20 S8 E20$ W28 S38 E24 UOP=[YR=1993] S6 E6 N6 W6$ E6 N26 $ S24 E12 N24 $ S24 E16 N24W12$ E12 N8 $.

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
1	0300	BOAT DCK W	0	0	49	5	245.00	SF	40.00	40.00	100	2000	2000	3	29	2,842	
2	0681	POLE SHED	0	0	12	8	96.00	SF	15.00	15.00	100	2003	2003	3	36	518	
3	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2002	2002	3	21	420	
4	0681	POLE SHED	0	0	10	7	70.00	SF	15.00	15.00	100	2003	2003	3	36	378	
5	0303	FLT DOCK W	0	0	24	10	240.00	SF	26.00	26.00	100	2002	2002	3	32	1,997	

LAND DESCRIPTION

TOTAL OB/XF 6,155

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	000130	C	SFR WATER	0		RS-1	150.00	250.00	150.00	FF		1.00	1.00	1.00	2,500.00	2,500.00	375,000							

REVIEW DATE 12/05/2017 BY SBX Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 08/02/2023 BY SYS