

PT MARGARET O'NEIL GRANT
SEC 46-3N-28E IN OR 2508/643
(EX SOVEREIGN LANDS)

SINCLAIR JAMES STANLEY
306 WESTSIDE DRIVE
DOUGLAS, GA 31533

2023

57-3N-28-0000-0001-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 90
Interior Wall	05	DRYWALL 10
Interior Floor	15	HARDTILE 80
Interior Floor	19	MARBLE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

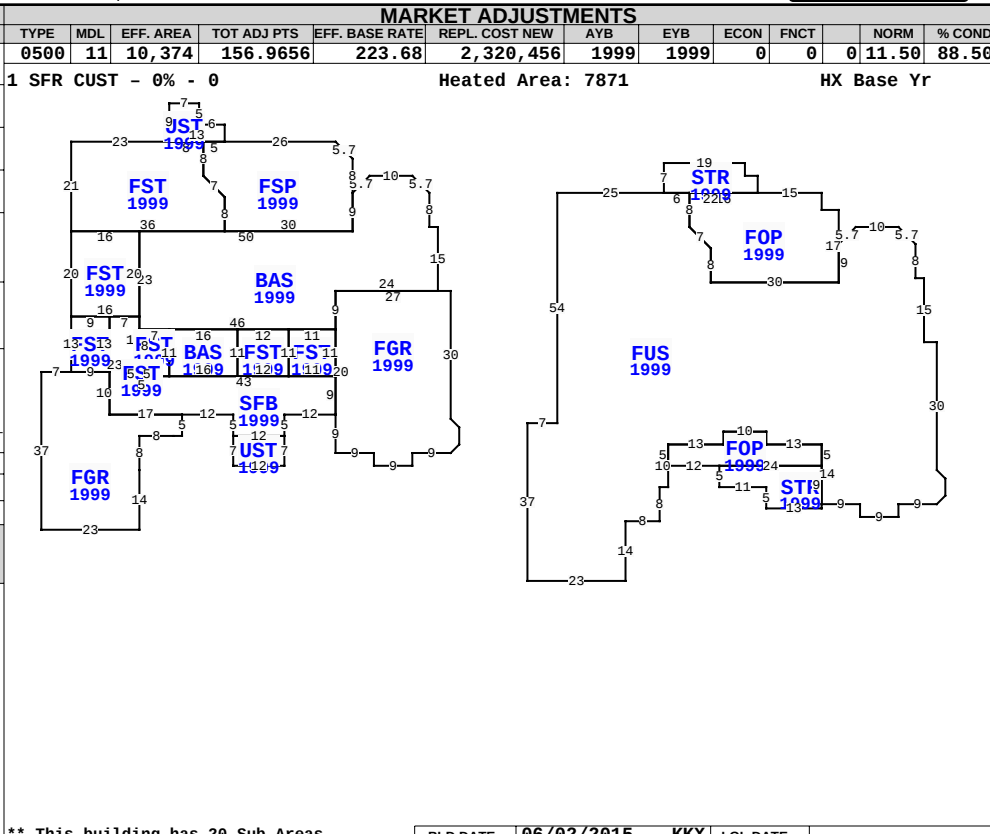
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	176	100	176	34,841
BAS	1,614	100	1,614	319,503
FGR	831	55	457	90,466
FGR	1,065	55	586	116,002
FOP	210	30	63	12,471
FOP	667	30	200	39,591
FSP	675	40	270	53,449
FST	25	55	14	2,772
FST	68	55	37	7,324
FST	117	55	64	12,670
TOTALS	13,431		10,374	2,053,604

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0812	CONCRETE C	0	0	0	0	
2	0920	CWALL -WD/M	0	0	0	0	
3	0323	BOAT LFT H	0	0	0	0	
4	0310	AL GANG WY	0	0	0	0	
5	1241	WD DECK G	0	0	3	3	
7	0350	CARPORT WD	0	0	44	32	
8	0300	BOAT DCK W	0	0	0	0	
9	1241	WD DECK G	0	0	8	7	
11	0500	FP-PRE FAB	0	0	0	0	
14	0858	SCULP CONC	0	0	0	0	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000130	C



** This building has 20 Sub-Areas	BLD DATE 06/02/2015	KKX	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF																66,390
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000130	C	SFR WATER	0		PUD	0.00	0.00	2.27	AC		1.00	1.00	1.00	400,000.00	400,000.00

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NASSAU COUNTY PROPERTY				PAGE 1 of 3	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		2,237,204			
TOTAL MARKET OB/XF VALUE		165,893			
TOTAL LAND VALUE - MARKET		908,000			
TOTAL MARKET VALUE		3,311,097			
SOH/AGL Deduction		119,680			
ASSESSED VALUE		3,191,417			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		3,191,417			
TOTAL JUST VALUE		3,311,097			
NCON VALUE		0			
INCOME VALUE		0			
PREVIOUS YEAR MKT VALUE		2,901,389			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1703841	REPAIR/RRF	31,980	06/01/2017
B1531533	REPAIR FOP	0	12/10/2015
98-05031	NEW CONSTR	313,071	05/29/1998
98-04876	NEW CONSTR	14,975	04/20/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2508/0643	10/22/2021	WD U	I	30	
GRANTOR: SINCLAIR PROPERTIES O					
GRANTEE: SINCLAIR JAMES STAN					
2362/1661	5/19/2020	WD Q	I	01	
GRANTOR: SAGE MICHAEL W & MARY					
GRANTEE: SINCLAIR PROPERTIES					

BUILDING NOTES		

BUILDING DIMENSIONS		
FUS=[YR=1999;ORIG=30,0] E25 E6 S8 D5R5 S8 E30 N9 U4R4 E10 D4R4 S8 E2 S15 E3 S30 D2R2 S4 D2L2 W9 S3 W9 N3 W9 N14 W13 N3 W10 S3 W13 S10 W2 S8 W8 S14 W23 N37 E7 N54 \$		
BAS=[YR=1999;ORIG=0,0] U4L4 W10 D4L4 S9 W50 S23 E46 N9 E24 N15 W2 N8 \$		
FGR=[YR=1999;ORIG=-22,52] S9 E9 S3 E9 N3 E9 U2R2 N4 U2L2 N30 W27 S9 S20 \$		
FGR=[YR=1999;ORIG=-84,42] W7 S37 E23 N14 N8 E8 E2 N5 W17 N10 W9 \$		
FST=[YR=1999;ORIG=-61,-12] W23 S21 E36 N8 U5L5 N8 W8 \$		
FSP=[YR=1999;ORIG=-18,0] N8 U4L4 W26 W5 S8 D5R5 S8 E30 N9 \$		
FOP=[YR=1999;ORIG=77,0] E15 S4 E4 S17 W30 N8 U5L5 N8 E16 \$		

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