

LOT 14
IN OR 977/1265 & OR 1831/423
THE SANDPIPER #2 PB 6/233

MCGAHEE WILLIAM IRREVOCABLE GIFTING TRUST/MCGAHEE
247 RIVER BEND DRIVE
CLARKS HILL, SC 29821-3722

2024

00-00-30-2060-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	604	100	604	76,060
FGR	382	55	210	26,445
FOP	60	30	18	2,267
FOP	128	30	38	4,786
FST	36	55	20	2,519
FST	40	55	22	2,770
FUS	1,268	100	1,268	159,675
FUS	1,268	100	1,268	159,675
UOP	733	20	147	18,511
TOTALS	4,519		3,595	452,705

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0812	CONCRETE C
2	0810	CONCRETE A
3	0410	ELEVATOR

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	0812	CONCRETE C	0	0	0	0	1,640.00	UT	4.00	4.00	100	2002	2002	3	82	5,379	
2	0810	CONCRETE A	0	0	0	0	60.00	SF	6.50	6.50	100	2002	2002	3	82	320	
3	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2002	2002	3	100	10,000	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	3,595	148.1040	140.70	505,816	2002	2002	0	0	10.50	89.50
1 TOWNHOUSE - 0% - 0 Heated Area: 3140 HX Base Yr											

95173 SANDPIPER LOOP, FERNANDINA BEACH	BLD DATE	LGL DATE	05/15/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
15,699											

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15,699											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		452,705	
TOTAL MARKET OB/XF VALUE		15,699	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		918,404	
SOH/AGL Deduction		38,193	
ASSESSED VALUE		880,211	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		880,211	
TOTAL JUST VALUE		918,404	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		921,003	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226534	WINDO	13,326	10/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1831/0423	12/20/2012	QC	U	I	11
GRANTOR: MCGAHEE C WILLIAM					
GRANTEE: MCGAHEE CAROL J TRU					
0977/1265	3/26/2001	WD	Q	V	
GRANTOR: BRYLEN HOMES LTD					
GRANTEE: MCGAHEE C WILLIAM &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2002] W16 FST=[YR=2002] W9 S4 BAS=[YR=2002] S34 FOP=[YR=2002] S12 E5 FGR=[YR=2002] E20 N20 FST=[YR=2002] N5 W8 S5 E8 \$ W14 S3 W6 S17 \$ N12 W5 \$ E5 N5 E6 N3 E6 N5 E8 N17 W16 N4 W9 \$ E9 N4 \$ S8 E16 N8 \$ PTR= E10 FUS=[YR=2002] E25 S50 W16 S2 W9 N52 \$ W10 \$ PTR= N10 FUS=[YR=2002] N2 E16 N50 W25 S52 E9 \$ S10 \$ PTR= S60 UOP=[YR=2002] S46 W19 N15 E9 N13 W9 N14 E6 N4 E13 \$ N60 \$.											