

BLK 252 PT OF LOTS 1 & 8 &
BLK 253 PT LOT 5 & PT OF
UNDEVELOPED PROPOSED R/W LYING

LONG GLEN S
145 LITTLE VICTORIA RD
WOODSTOCK, GA 30189

2024

00-00-31-1800-0252-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	17	CB STUCCO 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	03	MASONRY 100
Stories	2.5	2.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
---------	--	----------	----

NEIGHBORHOOD/LOC	1007.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	1,872	240,556
FOP	60	30	18	2,314
FOP	60	30	18	2,314
FOP	120	30	36	4,626
FSP	336	40	134	17,220
FST	168	55	92	11,822
FST	296	55	163	20,946
FUS	761	100	761	97,790
STR	70	10	7	899
STR	95	10	10	1,286
TOTALS	5,582		3,812	489,850

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	0300	BOAT DCK W	0	0	0	0	388.00	SF	60.00	60.00	100	1993	1993	3	20	4,656	
2	0310	AL GANG WY	0	0	0	0	24.00	LF	115.00	115.00	100	2011	2011	3	50	1,380	
3	0303	FLT DOCK W	0	0	10	30	300.00	SF	26.00	26.00	100	2011	2011	3	64	4,992	
4	0317	DCK PLNG W	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	2011	2011	3	50	2,000	
5	0300	BOAT DCK W	0	0	0	0	235.00	SF	40.00	40.00	100	2011	2011	3	64	6,016	
6	0350	CARPORT WD	0	0	13	24	312.00	SF	13.00	13.00	100	2011	2011	3	50	2,028	
7	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2011	2011	3	50	750	
8	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	
9	0810	CONCRETE A	0	0	18	12	216.00	SF	6.50	6.50	100	2016	2016	3	96	1,348	
10	0810	CONCRETE A	0	0	18	12	216.00	SF	6.50	6.50	100	2016	2016	3	96	1,348	

LAND DESCRIPTION	
------------------	--

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	SFR MARSH	0		R-1	133.00	300.00	133.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	598,500							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,812	106.2000	132.75	506,043	2016	2016	0	0	0	3.20	96.80	

1 SNGL FAM - 0% - 0

Heated Area: 2633

HX Base Yr

Diagram 1: Building layout showing areas: TR 2016 (19), UOP 2016 (28), FST 2016 (12), UGR 2016 (16), FOP 2016 (12), and FST 2016 (10).

Diagram 2: Building layout showing areas: FSP 2016 (28), BAS 2016 (54), FOP 2016 (12), and T 2016 (14).

Diagram 3: Building layout showing areas: FOP 2016 (12), FUS 2016 (23), and FOP 2016 (12).

** This building has 12 Sub-Areas

1395 HIGHLAND DR, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

03/18/2024	MLU
------------	-----

NASSAU COUNTY PROPERTY				PAGE 1 of 2	2
VALUATION SUMMARY					
Tax Group: 2		Tax Dist:		STANDARD	
BUILDING MARKET VALUE				489,850	
TOTAL MARKET OB/XF VALUE				27,494	
TOTAL LAND VALUE - MARKET				598,500	
TOTAL MARKET VALUE				1,115,844	
SOH/AGL Deduction				250,041	
ASSESSED VALUE				865,803	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				865,803	
TOTAL JUST VALUE				1,115,844	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				962,107	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152260	CO ISSUED	0	05/26/2016
20152260	NEW CONSTR	398,608	09/09/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1006/1294	9/06/2001	QC	U	V	06		100
GRANTOR: GODWIN H LEE JR & ANN							
GRANTEE: LONG GLEN S							
1006/0935	9/05/2001	WD	Q	I			240,000
GRANTOR: GOODWIN H LEE JR & AN							
GRANTEE: LONG GLEN S							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FST=[YR=2016] W14 UOP=[YR=2016] W28 STR=[YR=2016] N7 W5 S19 E5 N12\$ S12 UGR=[YR=2016] S42 E15FOP=[YR=2016] E12 N5 FST=[YR=2016] E1 N26 W10 S4 W6 S6 E6 S16 E9 \$ W12 S5\$ N5E3N16W6N6E6 N4E10 S26 W1 S5 E15 N42 W42\$ E28 N12\$ S12 E14 N12\$ PTR=E15 FSP=[YR=2016] E28 BAS=[YR=2016] E14 S54 W15 FOP=[YR=2016] W3 STR=[YR=2016] S14 W5 N14 E5\$ W9 N5 E12 S5\$ N5 W12 S5 W15 N42 E28 N12\$ S12 W28 N12\$ W15\$ PTR=E72 FUS=[YR=2016] E14 N3 FOP=[YR=2016] N12 E10 S12 W10\$ E10 S3 E5 S12 W2 S4 W4 S21 W6 N9 W6 N5 W11 N23\$ W72\$.											

LONG GLEN S
145 LITTLE VICTORIA RD
WOODSTOCK, GA 30189

2024

[illegible]