

LOT 4
IN OR 1489/1730
SEASIDE PRIVACY HOMES AT

STATOM EDWARD F
125 FIRST AVE SE
MOULTRIE, GA 31768

2024

00-SB-30-1920-0004-0000



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 Floop	14	CARPET 100
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	261,852
FGR	264	55	145	25,603
FOP	25	30	8	1,413
USP	108	30	32	5,650
TOTALS	1,880		1,668	294,517

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0810	CONCRETE A	0	0	69	4	276.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	45	8	360.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	36	5	180.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	1,668	140.9700	211.46	352,715	1986	1990	0	0	16.50	83.50
1 SFR CUST - 0% - 0 Heated Area: 1483 HX Base Yr											
5013 SUMMER BEACH BLVD, FERNANDINA BEACH											
BLD DATE: 04/11/2024 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		294,517	
TOTAL MARKET OB/XF VALUE		4,170	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		648,687	
SOH/AGL Deduction		198,096	
ASSESSED VALUE		450,591	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		450,591	
TOTAL JUST VALUE		648,687	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		535,783	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3178	N/A	38,674	02/05/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1489/1730	4/03/2007	WD	Q	I	
GRANTOR: THE LYNNE S HARDY REV					SALE PRICE 480,000
GRANTEE: STATOM EDWARD F					
1291/1989	2/01/2005	QC	U	I	06
GRANTOR: HARDY EDDIE R ETAL					
GRANTEE: THE LYNNE S HARDY R					

BUILDING NOTES											
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BUILDING DIMENSIONS											
USP=[YR=1993] 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 \$.											