LOT 12
IN OR 1985/1413
SEASIDE PRIVACY HOMES AT

HULSEY TIMOTHY L & AMY A
1040 FORREST HILLS POINT
WATKINSVILLE, GA 30677

2024

00-SB-30-1920-0012-0000

BUILDING CHARACTERISTICS

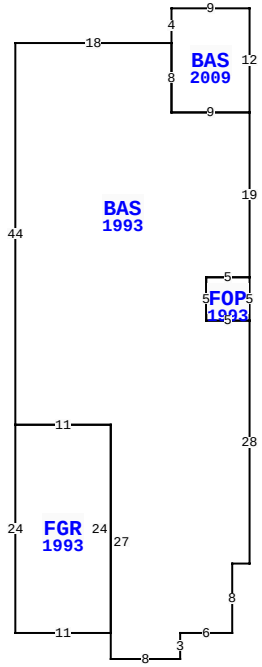
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	289,371
BAS	108	100	108	21,073
FGR	264	55	145	28,293
FOP	25	30	8	1,561
TOTALS	1,880		1,744	340,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,744	151.2570	226.89	395,696	1986	1995	0	0	0	14.00	86.00

1 SFR CUST – 0% - 0 Heated Area: 1591 HX Base Yr



5029 SUMMER BEACH BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	340,299
TOTAL MARKET OB/XF VALUE	6,194
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	696,493
SOH/AGL Deduction	206,632
ASSESSED VALUE	489,861
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	489,861
TOTAL JUST VALUE	696,493
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	581,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R024414	REPAIR/RRF	650	09/01/2002
BP 3186	N/A	35,151	02/19/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1985/1413	6/12/2015	WD	Q	I	01	390,000
GRANTOR: MALMBORG JOHN C & CAR						
GRANTEE: HULSEY TIMOTHY L &						
0499/0742	10/01/1986	QC	U	I		100
GRANTOR: MALMBORG CAROLYNN C						
GRANTEE: MALMBORG JOHN C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] 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 $.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	60	1,200	
2	0845	KOOL DECK	0	0	62	4	248.00	SF	7.25	7.25	100	2000	2000	3	79	1,420	
3	0845	KOOL DECK	0	0	0	0	379.00	SF	7.25	7.25	100	2000	2000	3	79	2,171	
4	0845	KOOL DECK	0	0	0	0	245.00	SF	7.25	7.25	100	2000	2000	3	79	1,403	

LAND DESCRIPTION

TOTAL OB/XF 6,194

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	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 04/15/2020 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS