

LOT 25
IN OR 1597/869
SEASIDE PRIVACY HOMES AT

STONE FREDDIE W & TERRY L
40 JAKE CLEMENTS ROAD
HAZELHURST, GA 31539

2024

00-SB-30-1920-0025-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

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	1,814	100	1,814	335,641
FGR	460	55	253	46,812
FOP	16	30	5	925
FSP	104	40	42	7,772
PTO	104	5	5	925
TOTALS	2,498		2,119	392,074

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	0	0	0	1,451.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	0	20	15	300.00	SF	6.50	6.50	
4	0825	BRICK	0	0	0	0	136.00	SF	12.50	12.50	
5	1076	TRELLIS A	0	0	14	9	126.00	SF	7.50	7.50	

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	2,119	145.1204	217.68	461,264	1989	1993	0	0	15.00	85.00
1 SFR CUST - 0% - 0											
Heated Area: 1814											
HX Base Yr											
5084 SUMMER BEACH BLVD, FERNANDINA BEACH											
BLD DATE: 04/11/2024 MLU											

TOTAL OB/XF											
8,752											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			392,074
TOTAL MARKET OB/XF VALUE			8,752
TOTAL LAND VALUE - MARKET			367,500
TOTAL MARKET VALUE			768,326
SOH/AGL Deduction			223,258
ASSESSED VALUE			545,068
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			545,068
TOTAL JUST VALUE			768,326
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			646,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3774	H/AC	0	05/17/1991
7196	ADDITION	17,700	04/30/1991
5610	NEW CONSTR	2,875	01/04/1989
2868	H/AC	2,200	01/04/1989
3299	NEW CONSTR	0	11/22/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1597/0869	12/15/2008	WD	U	I	01	100	
GRANTOR: STONE FREDDIE W & TER							
GRANTEE: STONE FREDDIE W & T							
0769/1722	8/30/1996	WD	Q	I		190,000	
GRANTOR: EDWARDS FRED G & GLAD							
GRANTEE: STONE FREDDIE W & T							

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=1993] W13 S7 BAS=[YR=1993] W1 U2 L2 W4 D2 L2 S1 W15 S41 W3 S21 E12N8 FOP=[YR=1993] E8 FGR=[YR=1993] S12 E20 N24 W10 S2 W10 S10\$ N2 W8 S2\$ N2 E8 N8 E10 N2 E10 N34 FSP=[YR=1993] N8 W13 S8 E13\$ W13N9\$ S1 E13 N8\$.											