

LOT 33
IN OR 1080/1118
SEASIDE PRIVACY HOMES AT

HOLLOWAY PAMELA M
PO BOX 2047
STATESBORO, GA 30459

2024

00-SB-30-1920-0033-0000



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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

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	1,630	100	1,630	275,302
FGR	420	55	231	39,015
FOP	60	30	18	3,040
FSP	282	40	113	19,085
TOTALS	2,392		1,992	336,442

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989
2	0861	POOL GUNIT	0	0	21	12	252.00	SF	85.00	85.00	100	1989
3	0858	SCULP CONC	0	0	0	0	401.00	SF	13.00	13.00	100	1989
4	0811	CONCRETE B	0	0	0	0	670.00	SF	5.20	5.20	100	1989
5	0910	SCRN RM L	0	0	23	30	690.00	SF	15.00	15.00	100	1989

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,992	135.6614	203.49	405,352	1989	1989	0	0	0	17.00	83.00
1 SFR CUST - 0% - 0 Heated Area: 1630 HX Base Yr												
1875 SEASIDE LN, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/11/2024 MLU												

TOTAL OB/XF												
15,081												

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		336,442	
TOTAL MARKET OB/XF VALUE		15,081	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		701,523	
SOH/AGL Deduction		207,031	
ASSESSED VALUE		494,492	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		494,492	
TOTAL JUST VALUE		701,523	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		586,843	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5019	SWIM POOL	7,600	07/08/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1080/1118	9/11/2002	WD Q	I		
GRANTOR: AMELIA ISLAND VENTURE					SALE PRICE
GRANTEE: HOLLOWAY PAMELA M					375,000
0972/1607	2/28/2001	WD Q	I		
GRANTOR: MCQUEEN DANIEL H & CA					330,000
GRANTEE: AMELIA ISLAND VENTU					

BUILDING NOTES												
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BUILDING DIMENSIONS												
FSP=[YR=1993] W23 S10 BAS=[YR=1993] W3 N2 W8 S2 W3 S26 W3 S27 E14 FOP=[YR=1993] S4 E6 FGR=[YR=1993] S3 E20 N22 W10 S2 W10S17 \$ N10 W6 S6 \$ N6 E6 N10 E10 N2 E10 N31 W13 N4 W10 \$ E10 S4 E13 N14 \$.												