

LOT 2 INCL PROPERTY E OF LOT
TO OCEAN MEAN HIGH WATER LINE
IN OR 2697/1502 & OR 2697/1505

ISLEY KAY TILLMAN/MANUS PAMELA T ET AL
258 PENDLETON DR
ATHENS, GA 30606

2024

00-SB-30-1941-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 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		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

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Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3015.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	875	111,809
FGR	420	55	231	29,518
FOP	30	30	9	1,150
FOP	184	30	55	7,028
FOP	228	30	68	8,689
FST	43	55	24	3,067
FUS	1,311	100	1,311	167,520
UOP	18	20	4	511
UOP	26	20	5	639

TOTALS	3,135		2,582	329,930
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0858	SCULP CONC	0	0	0	0	98.00	SF	13.00
2	0811	CONCRETE B	0	0	0	0	538.00	SF	5.20
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0		PUD	0.00	0.00	1.00

REVIEW DATE	07/22/2019	BY	DJA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	2,582	159.1834	151.22	390,450	1992	1992	0	0	15.50	84.50
1 TOWNHOUSE - 0% - 0											
Heated Area: 2186											
HX Base Yr											

4958 SEA WATCH DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/11/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0858	SCULP CONC	0	0	0	0	98.00	SF	13.00	13.00	100	1992	1992	3	88	1,121	
2	0811	CONCRETE B	0	0	0	0	538.00	SF	5.20	5.20	100	1992	1992	3	64	1,790	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	72	1,440	

TOTAL OB/XF													4,351	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,100,000.00	1,100,000.00	1,100,000.00			

Total Acres: 0.00	Total Land Value: 1,100,000	Market: 0	Agricultural: 0	Common: 1,100,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				329,930	
TOTAL MARKET OB/XF VALUE				4,351	
TOTAL LAND VALUE - MARKET				1,100,000	
TOTAL MARKET VALUE				1,434,281	
SOH/AGL Deduction				284,580	
ASSESSED VALUE				1,149,701	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				1,149,701	
TOTAL JUST VALUE				1,434,281	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,336,342	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2711/964	4/19/2024	TD	U	I	11	100
GRANTOR: MANUS PAMELA T TRUSTE						
GRANTEE: ISLEY KAY TILLMAN A						
2711/961	4/19/2024	PR	U	I	11	100
GRANTOR: ISLEY KAY TILLMAN PR						
GRANTEE: ISLEY KAY TILLMAN A						

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=1993] W1 N2 W9 S2 W1 S2 W2 N2 W13 S2 W1 S6									
BAS=[YR=1993] S34 FOP=[YR=1993] S5 E6 FGR=[YR=1993] S15 E21									
N20 W9 FST=[YR=1993] N3 W5 N1 W7 S4 E12 \$ W12 S5 \$ N5 W6 \$ E6									
N4 E7 S1 E5 S3 E9 N34 W27 \$ E27 N8 \$ PTR= E15 FOP=[YR=1993]									
E1 UOP=[YR=1993] N2 E13 S2 W13 \$ E15N2 E1 UOP=[YR=1993] N2 E9									
S2 W9 \$ E10 S8 FUS=[YR=1993] S53 W21 N20 W6 N33 E27 \$ W27 N6									
\$ W15 \$.									