

PT OF LOTS 19 & 20 LOT 21
IN OR 1071/1478
WILSON NECK SUB PB 4/2

HAGEN ARTHUR R & CHARLOTTE J
124 HAMPTON POINT DRIVE
ST SIMONS ISLAND, GA 31522

2024

43-2N-27-4640-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4082.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1,140	93,871
BAS	288	100	288	23,715
DCK	160	10	16	1,318
UCP	384	20	77	6,341
UOP	36	20	7	577
UST	96	45	43	3,541

TOTALS	2,104		1,571	129,360
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EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0300	BOAT DCK W	0	0	49	5	245.00	SF	40.00	40.00	100	2000
2	0681	POLE SHED	0	0	12	8	96.00	SF	15.00	15.00	100	2003
3	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2002
4	0681	POLE SHED	0	0	10	7	70.00	SF	15.00	15.00	100	2003
5	0303	FLT DOCK W	0	0	24	10	240.00	SF	26.00	26.00	100	2002

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	000130	C	SFR WATER	0		RSF	1150.00	250.00	150.00	FF		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,571	115.5660	109.79	172,480	1960	1973	0	0	0	25.00	75.00
1 SINGLE FAM - 0% - 0 Heated Area: 1428 HX Base Yr												
BLD DATE 10/10/2007 DJ LGL DATE 04/29/2024 MLU												
XF DATE INC DATE												
85408 AVANT RD, YULEE												

TOTAL OB/XF 5,813												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0300	BOAT DCK W	0	0	49	5	245.00	SF	40.00	40.00	100	2000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		129,360	
TOTAL MARKET OB/XF VALUE		5,813	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		585,173	
SOH/AGL Deduction		197,094	
ASSESSED VALUE		388,079	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		388,079	
TOTAL JUST VALUE		585,173	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		504,866	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1071/1478	7/30/2002	WD	Q	I		225,000	
GRANTOR: CHARLES TOMMY & JOY L							
GRANTEE: HAGEN ARTHUR R & CH							
1032/0048	1/18/2002	WD	U	I	01	100	
GRANTOR: WINTIN GRACE & TOMMY							
GRANTEE: WINTIN GRACE L/E							

BUILDING NOTES												

BUILDING DIMENSIONS												
UST=[YR=1993] W12 S8 UCP=[YR=1993] W4 BAS=[YR=2001] W12 BAS=[YR=1993] N12 W2 DCK=[YR=2007] N8W20 S8 E20\$ W28 S38 E24 UOP=[YR=1993] S6 E6 N6 W6\$ E6 N26 \$ S24 E12 N24 \$ S24 E16 N24W12\$ E12 N8 \$.												