PT OF CASHEN LOT 74 IN
SEC 04-2N-28E IN OR 2275/549
PB 1/5 (AKA BLOCK C PT OF

HURSEY CHERRI L
275 PAULK AVE E
WILLACOOCHEE, GA 31650

2025

00-00-30-0050-000C-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

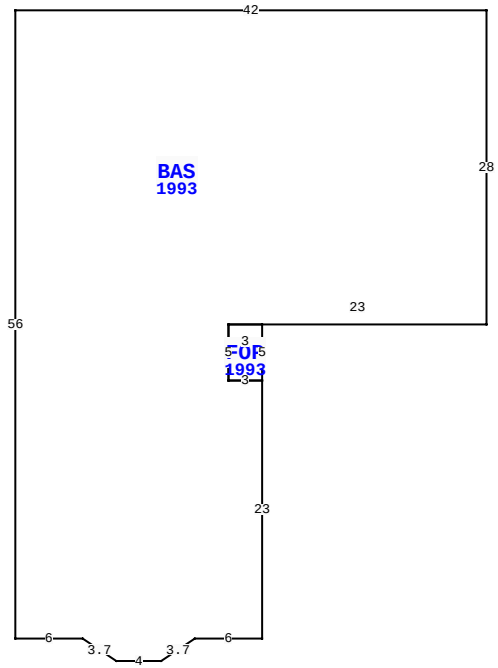
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	03	CONC FINSH 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,791	100	1993	1,791	211,612
FOP	15	30	1993	4	473
TOTALS	1,806			1,795	212,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,795	107.2000	141.50	253,992	1979	1987	0	0	0	16.50	83.50

1 SNGL FAM – 0% - 0 Heated Area: 1791 HX Base Yr



881 DIANE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	212,083
TOTAL MARKET OB/XF VALUE	3,515
TOTAL LAND VALUE - MARKET	215,000
TOTAL MARKET VALUE	430,598
SOH/AGL Deduction	135,164
ASSESSED VALUE	295,434
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	295,434
TOTAL JUST VALUE	430,598
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20947	REMODEL	1,601	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2275/0549	5/17/2019	WD	Q	I	01	225,000
GRANTOR: ROTHWELL JOHN W & BRE						
GRANTEE: HURSEY CHERRI						
1366/1823	11/14/2005	WD	Q	I		159,000
GRANTOR: ROBINSON HARVEY JR &						
GRANTEE: ROTHWELL JOHN W & B						

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	0812	CONCRETE C	0	0	0	0	1,036.00	SF	4.00	4.00	100	1979	1979	3	29	1,202	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
3	0810	CONCRETE A	0	0	8	11	88.00	SF	6.50	6.50	100	1979	1979	3	29	166	
4	0810	CONCRETE A	0	0	33	3	99.00	SF	6.50	6.50	100	1979	1979	3	29	187	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S56 E6 D2 R3 E4 U2 R3 E6 N23
FOP=[YR=1993] N5 W3 S5 E3$ W3 N5E23 N28$.

LAND DESCRIPTION

TOTAL OB/XF 3,515

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	RES	0		RSF-	2158.00	120.00	1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	215,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 215,000 Market: 0 Agricultural: 0 Common: 215,000 PRINTED 07/30/2025 BY SYS