BLOCK 10 LOT 80
IN OR 2314/408 &
PT OF VACATED PRICE ST

COLLINS ANDREW A L/E/
1202 WILKES WAY
MARIETTA, GA 30064

2025

00-00-30-010A-0010-0800

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	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

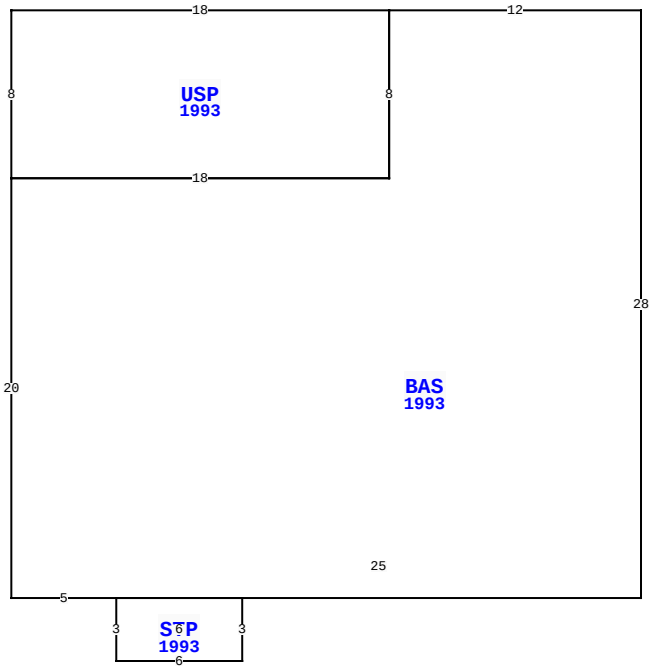
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	696	100	1993	696	47,441
STP	18	10	1993	2	136
USP	144	30	1993	43	2,931
TOTALS	858			741	50,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	741	89.1000	89.10	66,023	1959	1959	0	0	0	23.50	76.50

1 SINGLE FAM – 0% - 0 Heated Area: 696 HX Base Yr



NASSAU COUNTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	50,508
TOTAL MARKET OB/XF VALUE	2,393
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	427,901
SOH/AGL Deduction	269,974
ASSESSED VALUE	157,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,927
TOTAL JUST VALUE	427,901
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	425,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250003719	SFR	778,278	04/10/2025
B240013581	DEMO A 1958 HOUSE	0	12/09/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2314/0408	10/23/2019	WD	U	I	11	100
GRANTOR: COLLINS ANDREW A						
GRANTEE: COLLINS CANDRA L N						
1059/0599	6/03/2002	WD	Q	I	06	100
GRANTOR: MITCHELL ODETTE L						
GRANTEE: COLLINS ANDREW A						

5484 JAMES ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	0511	GARAGE CB-	0	0	21	13	273.00	SF	40.00	40.00	100	1959	1959	3	20	2,184	
2	0810	CONCRETE A	0	0	0	0	124.00	SF	6.50	6.50	100	1970	1970	3	20	161	
3	0810	CONCRETE A	0	0	0	0	37.00	SF	6.50	6.50	100	1970	1970	3	20	48	

BUILDING DIMENSIONS

BAS=[YR=1993] W12 USP=[YR=1993] W18 S8 E18 N8$ S8 W18 S20 E5
STP=[YR=1993] S3 E6 N3 W6$ E25 N28$.

LAND DESCRIPTION

TOTAL OB/XF 2,393

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-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000							

REVIEW DATE 07/24/2025 BY HS Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS