LOT 6
EVERETT ACRES PB 5/11

WEST JUSTIN
2163 OLD BERLIN RD
MOULTRIE, GA 31788

2025

00-00-30-0220-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

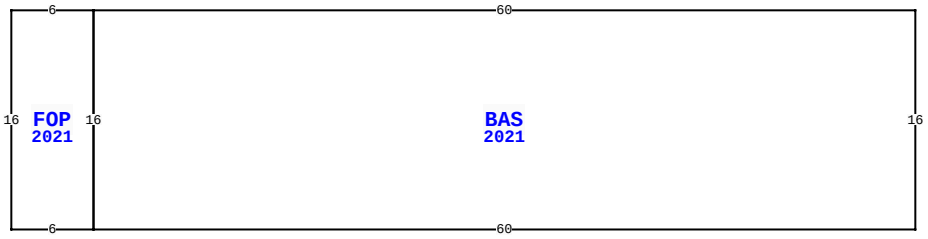
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2021	960	134,919
FOP	96	30	2021	29	4,076
TOTALS	1,056			989	138,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	989	157.7340	141.96	140,398	2021	2021	0	0	0	1.00	99.00

1 SFR MODULR – 0% - 0 Heated Area: 960 HX Base Yr



1630 IAN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	138,994
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	238,994
SOH/AGL Deduction	129,820
ASSESSED VALUE	109,174
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,174
TOTAL JUST VALUE	238,994
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005904	MODULAR	0	06/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2797/1724	6/23/2025	WD	Q	I	01	200,000
GRANTOR: MCVEIGH LOVIE						
GRANTEE: WEST JUSTIN						
2201/0659	5/29/2018	WD	Q	V	01	25,000
GRANTOR: EVERETT PAUL J						
GRANTEE: MCVEIGH LOVIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W60 FOP=[YR=2021] W6 S16 E6 N16 $ S16 E60 N16 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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-	2100.00	56.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/07/2022 BY RK Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS