LOT 4
KENNETH COURT SUB PB 3/50

TAFT PROPERTIES LLC
577 VASCO JOHNSON RD
BAXLEY, GA 31513

2025

00-00-30-0320-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

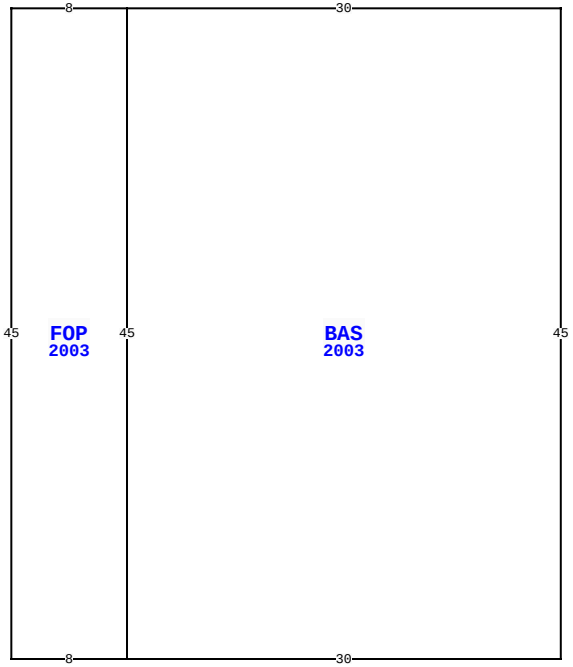
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	2003	1,350	21,018
FOP	360	30	2003	108	1,682
TOTALS	1,710			1,458	22,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,458	53.9580	19.96	29,102	2003	2008	0	0	0	22.00	78.00

1 GARAGE RES – 0% - 0 Heated Area: 1350 HX Base Yr



758 KENNETH CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	22,700
TOTAL MARKET OB/XF VALUE	5,291
TOTAL LAND VALUE - MARKET	215,000
TOTAL MARKET VALUE	242,991
SOH/AGL Deduction	88,107
ASSESSED VALUE	154,884
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,884
TOTAL JUST VALUE	242,991
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2511/0609	11/04/2021	WD	Q	I	01	325,000
GRANTOR: PINKSTONE OF AMELIA L						
GRANTEE: TAFT PROPERTIES LLC						
2421/0393	12/22/2020	WD	U	I	11	100
GRANTOR: MCCRANIE DANIEL I & D						
GRANTEE: PINKSTONE OF AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W30 FOP=[YR=2003] W8 S45 E8 N45 $ S45 E30 N45 $.

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	1,613.00	SF	4.00	4.00	100	2003	2003	3	82	5,291	

LAND DESCRIPTION

TOTAL OB/XF 5,291

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		RM	100.00	132.00	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