LOT 2
ISLAND VIEW OR 2668/1074

FOREHAND JON V & CHRISTINE H
161 CHIPPEWA LN
MOULTRIE, GA 31788

2025

00-00-30-0442-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

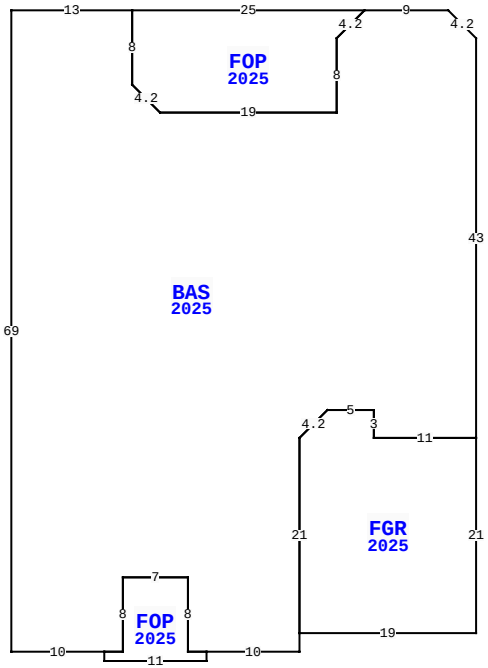
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,691	100	2025	2,691	600,443
FGR	419	55	2025	230	51,320
FOP	67	30	2025	20	4,463
FOP	242	30	2025	73	16,288
TOTALS	3,419			3,014	672,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,014	141.2237	223.13	672,514	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 2691 HX Base Yr



511 ISLAND VIEW DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	11/06/2023 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	672,514
TOTAL MARKET OB/XF VALUE	8,950
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	831,464
SOH/AGL Deduction	0
ASSESSED VALUE	831,464
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	831,464
TOTAL JUST VALUE	831,464
NCON VALUE	681,464
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0863	INGROUND CONCRETE	47,504	04/22/2025
2023-0664			10/24/2024
2023-0664	2706 COND.	448,303	01/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2747/1727	10/30/2024	SW	Q	I	02	1,002,300

GRANTOR: SCOTT ROAD PARTNERS L
GRANTEE: FOREHAND JON V & CH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-10,-10] U3L3 W9 D3L3 S8 W19 U3L3 N8 W13 S69 E10 E2 N8 E7 S8 E2 E10 N2 N21 U3R3 E5 S3 E11 N43 $
FOP=[YR=2025;ORIG=-22,-13] D3L3 S8 W19 U3L3 N8 E25 $
FGR=[YR=2025;ORIG=-10,33] W11 N3 W5 D3L3 S21 E19 N21 $
FOP=[YR=2025;ORIG=-50,56] E2 N8 E7 S8 E2 S1 W11 N1 $
.

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	0855	CONC PAVER	0	0	0	0	838.00	SF	10.00	10.00	100	2025	2024		100	8,380	
2	0855	CONC PAVER	0	0	0	0	57.00	SF	10.00	10.00	100	2025	2024		100	570	

LAND DESCRIPTION

TOTAL OB/XF 8,950

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		R-1			1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 07/15/2025 BY HS Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS