LOT 201
THE SANDPIPER UNIT 1
PB 4/78 & 79

CANNON NANCY (51% INT) &/BUSH WILBUR III
108 CORY DR
MACON, GA 31204

2025

00-00-30-0605-0201-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

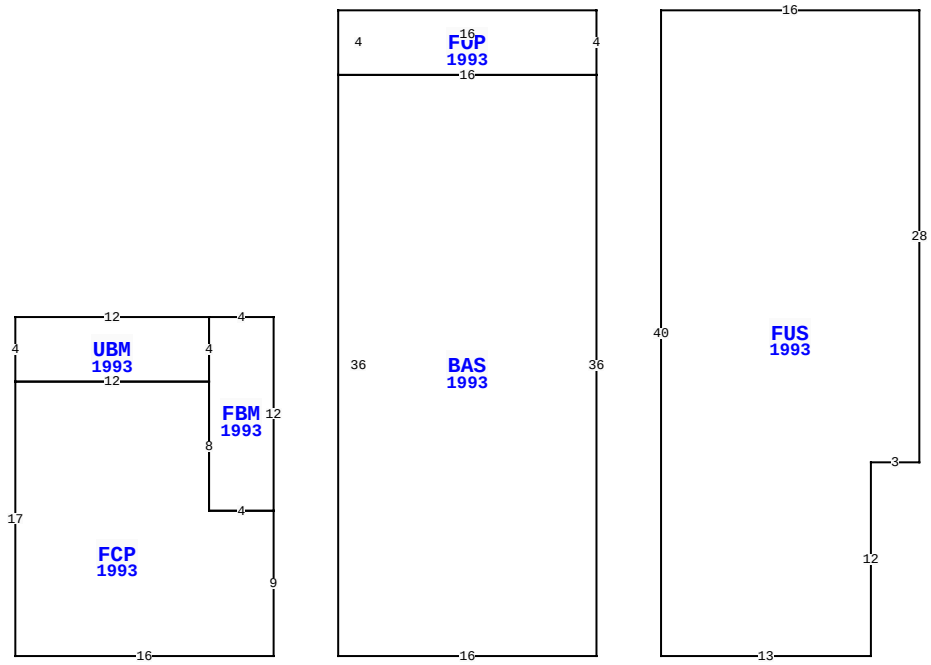
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	1993	576	56,684
FBM	48	80	1993	38	3,739
FCP	240	25	1993	60	5,905
FOP	64	30	1993	19	1,870
FUS	604	100	1993	604	59,439
UBM	48	20	1993	10	984
TOTALS	1,580			1,307	128,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,307	126.9840	126.98	165,963	1979	1979	0	0	0	22.50	77.50

1 TOWNHOUSE - 0% - 0 Heated Area: 1218 HX Base Yr



95072 SANDPIPER LOOP, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	128,621
TOTAL MARKET OB/XF VALUE	1,033
TOTAL LAND VALUE - MARKET	725,000
TOTAL MARKET VALUE	854,654
SOH/AGL Deduction	306,411
ASSESSED VALUE	548,243
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	548,243
TOTAL JUST VALUE	854,654
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	799,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20853	REMODEL	2,000	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2364/1244	2/06/2020	PR	U	I	11	100
GRANTOR: BUTLER JAMES MACK EST						
GRANTEE: CANNON NANCY B & WI						
0438/0580	11/01/1984	WD	Q	I		94,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FBM=[YR=1993] W4 UBM=[YR=1993] W12 S4 E12 N4$ S4
FCP=[YR=1993] W12 S17 E16 N9 W4 N8$ S8 E4 N12$ PTR=E4 N19
FOP=[YR=1993] S4 BAS=[YR=1993] S36 E16 N36 W16$ E16 N4 W16$
E20 FUS=[YR=1993] S40 E13 N12 E3 N28 W16$ W20 S19 W4$.

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	0810	CONCRETE A	0	0	0	0	360.00	SF	6.50	6.50	100	1980	1980	3	30	702	
2	1241	WD DECK G	0	0	16	9	144.00	UT	11.50	11.50	100	1979	1979	3	20	331	

LAND DESCRIPTION

TOTAL OB/XF 1,033

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	000120	C	RES OCEAN	0		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	725,000.00	725,000.00	725,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 725,000 Market: 0 Agricultural: 0 Common: 725,000 PRINTED 07/30/2025 BY SYS