

LOT 1 (EX W250 FT OF LOT 1)  
IN OR 2791/226 (EX S-3 & S-4)  
CASHEN LOT 20 PB 3/38

MOUSSEAU LYDIA & MARC  
112 LANDERS WAY  
COVINGTON, GA 30014

2025

00-00-30-0700-0001-0010



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 90  |
| Exterior Wall            | 05 | AVERAGE 10     |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 13 | LVT/LAMMT 90   |
| Interior Floor           | 11 | CLAY TILE 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 3  | 100            |
| Bathrooms                | 1  | 100            |
| Frame                    | 03 | MASONRY 100    |
| Stories                  | 1. | 1. 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 | 02 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 2019.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,256            | 100         | 1993 | 1,256        | 197,939              |
| BAS       | 110              | 100         | 1994 | 110          | 17,335               |
| FSP       | 152              | 40          | 1999 | 61           | 9,613                |
| UGR       | 325              | 45          | 2021 | 146          | 23,009               |
| UST       | 40               | 45          | 1999 | 18           | 2,836                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 1,883 |  |  | 1,591 | 250,733 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |          |    |       |
|----------------|------------|-------------|-----|-----|---|---|----------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R |
| 1              | 0801       | ASPHALT A   | 0   | 0   | 0 | 0 | 1,776.00 | SF | 3.00  |
| 2              | 0861       | POOL GUNIT  | 0   | 0   | 0 | 0 | 512.00   | SF | 85.00 |
| 3              | 0855       | CONC PAVER  | 0   | 0   | 0 | 0 | 316.00   | SF | 13.00 |

| LAND DESCRIPTION |          |     |                      |     |      |             |        |        |             |
|------------------|----------|-----|----------------------|-----|------|-------------|--------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE    | FRONT  | DEPTH  | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 0   | 0006 | RSF-2100.00 | 201.00 | 100.00 | FF          |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 0900 | 01  | 1,591     | 136.2108    | 179.80         | 286,062        | 1954 | 2010 | 0    | 0    | 12.35 | 87.65  |

1 SNGL FAM - 0% - 2024

Heated Area: 1366

HX Base Yr

Diagram showing property layout with areas labeled: UST 1999, BAS 1993, UGR 2021, BAS 1994, FSP 1999. Dimensions are provided for each area.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/11/2024 MLU

| 1741 CLINCH DR, FERNANDINA BEACH |    |       |                |           | INC DATE |             |   |        | AG DATE         |       |  |  |
|----------------------------------|----|-------|----------------|-----------|----------|-------------|---|--------|-----------------|-------|--|--|
| UNITS                            | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON  | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |  |  |
| 1,776.00                         | SF | 3.00  | 3.00           | 100       | 1990     | 1990        | 3 | 50     | 2,664           |       |  |  |
| 512.00                           | SF | 85.00 | 85.00          | 100       | 2021     | 2021        | 3 | 93     | 40,474          |       |  |  |
| 316.00                           | SF | 13.00 | 13.00          | 100       | 2021     | 2021        | 3 | 99     | 4,067           |       |  |  |
|                                  |    |       |                |           |          |             |   |        |                 |       |  |  |
|                                  |    |       |                |           |          |             |   |        |                 |       |  |  |
|                                  |    |       |                |           |          |             |   |        |                 |       |  |  |
|                                  |    |       |                |           |          |             |   |        |                 |       |  |  |
|                                  |    |       |                |           |          |             |   |        |                 |       |  |  |
|                                  |    |       |                |           |          |             |   |        |                 |       |  |  |

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 8              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 250,733   |  |
| TOTAL MARKET OB/XF VALUE  |  | 47,205    |  |
| TOTAL LAND VALUE - MARKET |  | 156,000   |  |
| TOTAL MARKET VALUE        |  | 453,938   |  |
| SOH/AGL Deduction         |  | 0         |  |
| ASSESSED VALUE            |  | 453,938   |  |
| TOTAL EXEMPTION VALUE     |  | 0         |  |
| BASE TAXABLE VALUE        |  | 453,938   |  |
| TOTAL JUST VALUE          |  | 453,938   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  | 0         |  |
| PREVIOUS YEAR MKT VALUE   |  | 443,455   |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20217566   | SWIM POOL   | 69,700 | 08/01/2021 |
| R991626    | REPAIR/RRF  | 2,100  | 03/09/1999 |

| SALES DATA                     |           |           |       |       |        |
|--------------------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / I | V / I | RSN CD |
| 2791/226                       | 5/29/2025 | WD Q      | Q     | I     | 01     |
| GRANTOR: SCHULTZ JEFFREY B & L |           |           |       |       |        |
| GRANTEE: MOUSSEAU LYDIA & MA   |           |           |       |       |        |
| 2662/827                       | 8/21/2023 | WD Q      | Q     | I     | 01     |
| GRANTOR: SMITH LISA A          |           |           |       |       |        |
| GRANTEE: SCHULTZ JEFFREY B &   |           |           |       |       |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| UGR=[YR=2021] W13 S11 BAS=[YR=1994] W10 BAS=[YR=1993] N2 W21 UST=[YR=1999] N5 W8 S5 E8 \$ W23 S32 E25 FSP=[YR=1999] E19 N8 W19 S8 \$ N8 E19 N22 \$ S11 E10 N11 \$ S14 E13 N25 \$ . |  |  |  |  |  |  |  |  |  |