LOT 20
WINDWARD COVE PB 5/294

HUTCHINSON WILLIAM CHAD & ANGELA KRISTEN REV LIVIN
3441 ZOAR ROAD
BAXLEY, GA 31513

2025

00-00-30-090C-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

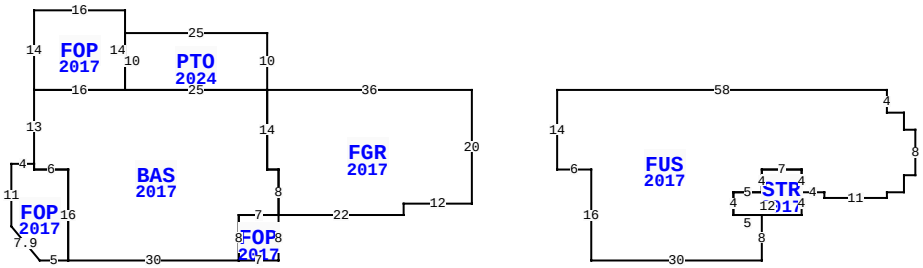
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,110	100	2017	1,110	233,532
FGR	752	55	2017	414	87,101
FOP	56	30	2017	17	3,576
FOP	149	30	2017	45	9,468
FOP	224	30	2017	67	14,096
FUS	1,401	100	2017	1,401	294,755
PTO	250	5	2024	12	2,524
STR	76	10	2017	8	1,683
TOTALS	4,018			3,074	646,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,074	137.9880	218.02	670,193	2017	2017	0	0	0	3.50	96.50

1 SFR CUST – 0% - 0 Heated Area: 2511 HX Base Yr



1616 HARBOR PT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	646,736
TOTAL MARKET OB/XF VALUE	22,288
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	919,024
SOH/AGL Deduction	173,593
ASSESSED VALUE	745,431
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	745,431
TOTAL JUST VALUE	919,024
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	677,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633489	CO ISSUED	0	04/27/2017
B1633489	NEW CONSTR	327,671	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2648/1977	6/07/2023	SW	U	I	11	100
GRANTOR: HUTCHINSON WILLIAM CH						
GRANTEE: HUTCHINSON WILLIAM						
2449/0775	4/02/2021	WD	Q	I	02	625,000
GRANTOR: CANFIELD KELLY T & MI						
GRANTEE: HUTCHINSON WILLIAM						

BUILDING NOTES

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	0811	CONCRETE B	0	0	0	0	1,275.00	SF	5.20	5.20	100	2017	2017	3	96	6,365	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395	
3	0476	VF 6 SBPL	0	0	0	0	408.00	LF	32.00	32.00	100	2017	2017	3	90	11,750	
4	0462	ST/AL FNC	0	0	0	0	96.00	SF	10.00	10.00	100	2017	2017	3	81	778	

BUILDING DIMENSIONS

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FUS=[YR=2017;ORIG=15,0] E58 S4 E3 S3 E2 S8 W2 S3 W3 S1 W11 N1
W4 N4 W7 S4 W5 S4 E5 S8 W30 N16 W6 N14 $
BAS=[YR=2017;ORIG=-36,0] W25 W16 S13 S1 E6 S16 E30 N8 E7 N8
W2 N14 $
FGR=[YR=2017;ORIG=0,0] W36 S14 E2 S8 E22 N2 E12 N20 $
FOP=[YR=2017;ORIG=-61,0] N14 W16 S14 E16 $
FOP=[YR=2017;ORIG=-77,13] W4 S11 D6R5 E5 N16 W6 N1 $
STR=[YR=2017;ORIG=58,18] S4 W12 N4 E5 N4 E7 S4 $
FOP=[YR=2017;ORIG=-41,30] E7 N8 W7 S8 $
PTR=[ORIG=0,0] E15 W15 $
PTO=[YR=2024;ORIG=-61,-10] E25 S10 W25 N10 $
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LAND DESCRIPTION

TOTAL OB/XF 22,288

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS