BLOCK 2 LOT 20
IN OR 1536/1342
EGAN MEADOWS 1 PB 3/45

WHITE WILLIAM C & BEVERLY S
26 HILLCREST CIRCLE
GRIFFIN, GA 30224

2025

00-00-31-1240-0002-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

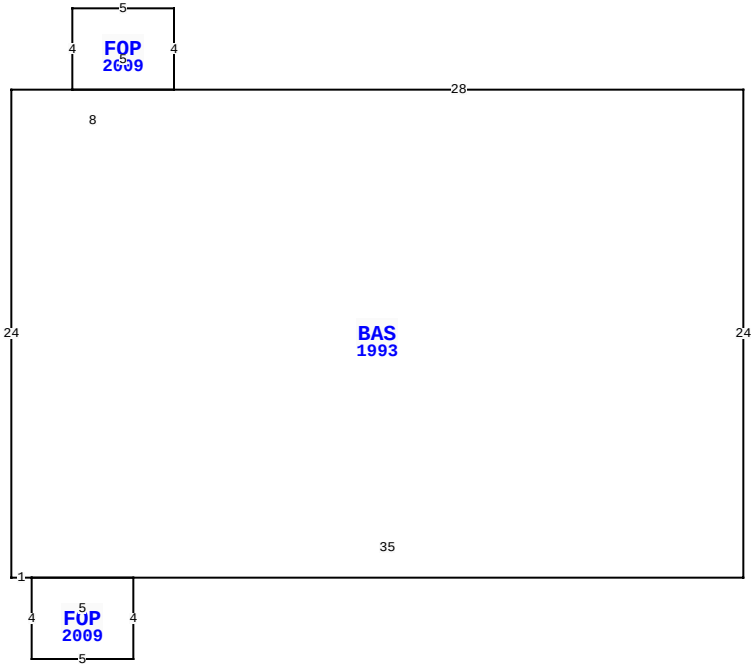
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	76,553
FOP	20	30	2009	6	532
FOP	20	30	2009	6	532
TOTALS	904			876	77,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	876	103.6260	103.63	90,780	1959	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 0% - 0 Heated Area: 864 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

1129 N 15TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	77,617
TOTAL MARKET OB/XF VALUE	1,704
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	259,321
SOH/AGL Deduction	67,613
ASSESSED VALUE	191,708
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,708
TOTAL JUST VALUE	259,321
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080213	REPAIR/RRF	0	02/13/2008
20072177	ELEC OTHER	4,500	12/06/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/1342	11/20/2007	WD	Q	I		115,000
GRANTOR: CORYEA PAUL L						
GRANTEE: WHITE WILLIAM C & B						
0286/0508	3/01/1979	WD	Q	I		16,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FOP=[YR=2009] N4W5S4E5$ W8 S24
E1FOP=[YR=2009] S4E5N4W5$E35 N24$.

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	0940	SHEDS/PORT	0	0	22	10	220.00	SF	30.00	30.00	100	1980	1980	3	20	1,320	
2	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1990	1990	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 1,704

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	0006	R-1	75.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS