LOT 12
NORTH POINTE PB 5/27

LINEBERGER SABINA
116 CHICKASAW TRL
JEFFERSON, GA 30549

2025

00-00-31-1470-0012-0000

BUILDING CHARACTERISTICS

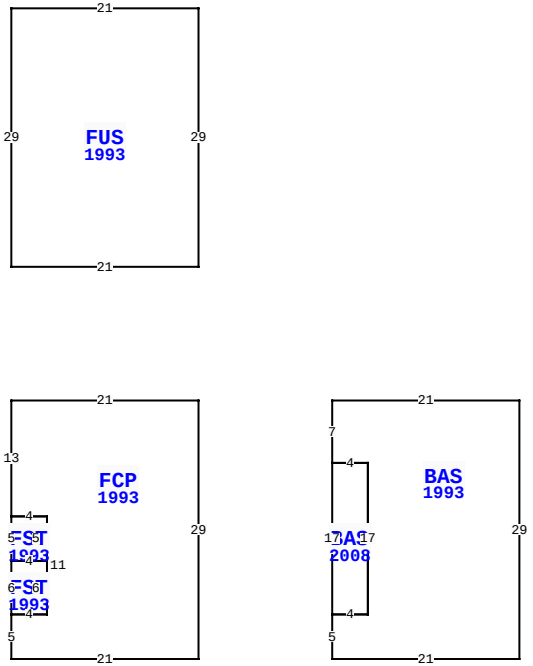
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	541	100	1993	541	108,388
BAS	68	100	2008	68	13,624
FCP	565	25	1993	141	28,249
FST	20	55	1993	11	2,204
FST	24	55	1993	13	2,605
FUS	609	100	1993	609	122,011
TOTALS	1,827			1,383	277,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,383	226.3789	226.38	313,084	1982	2000	0	0	0	11.50	88.50

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



925 TARPON AV 12, FERNANDINA BEACH

BLD DATE	03/25/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

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	10	24	240.00	SF	6.50	6.50	100	1982	1982	3	35	546	
2	1242	WD DECK A	0	0	5	21	105.00	SF	13.50	13.50	100	1982	1982	3	20	284	
3	1242	WD DECK A	0	0	5	21	105.00	SF	12.50	12.50	100	1982	1982	3	20	263	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	277,079
TOTAL MARKET OB/XF VALUE	1,093
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	453,172
SOH/AGL Deduction	129,474
ASSESSED VALUE	323,698
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,698
TOTAL JUST VALUE	453,172
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	382,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052569	XFOB	2,000	08/30/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2416/0556	11/16/2020	WD	Q	I	01	265,000
GRANTOR: HOLDEN SYDNEY B A/K/A						
GRANTEE: LINEBERGER SABINA						
0987/0138	5/17/2001	WD	Q	I		75,000
GRANTOR: HIGHSMITH RAMON E & J						
GRANTEE: HOLDEN SYDNEY B						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W21 S13 FST=[YR=1993] S5 FST=[YR=1993] S6 E4 N6 W4 $ E4 N5 W4 $ E4 S11 W4 S5 E21 N29 $ PTR= E15 BAS=[YR=1993] E21 S29 W21 N5 BAS=[YR=2008] E4 N17 W4 S17 $ E4 N17 W4 N7 $ W15 $ PTR= N15 FUS=[YR=1993] N29 W21 S29 E21 $ S15 $.

LAND DESCRIPTION

TOTAL OB/XF 1,093

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-2	0.00	0.00	1.00	UT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 12/09/2022 BY TWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS