LOT 18
NORTH POINTE PB 5/27

MORRIS WILLIAM GIBBON & REGINA M
1065 GREENWILLOW DR
ST MARYS, GA 31558

2025

00-00-31-1470-0018-0000

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	13	LVT/LAMNT 100
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

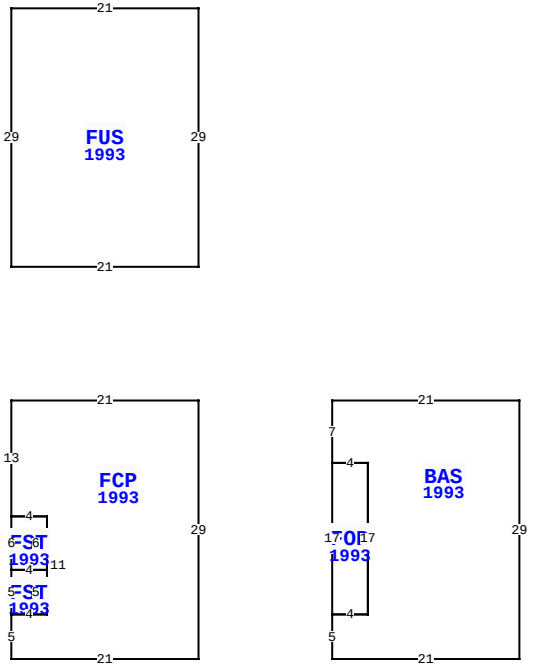
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	541	100	1993	541	104,217
FCP	565	25	1993	141	27,162
FOP	68	30	1993	20	3,852
FST	20	55	1993	11	2,119
FST	24	55	1993	13	2,505
FUS	609	100	1993	609	117,316
TOTALS	1,827			1,335	257,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,335	217.6720	217.67	290,589	1983	2000	0	0	0	11.50	88.50

1 TOWNHOUSE – 0% - 2025 Heated Area: 1150 HX Base Yr



925 TARPON AV 18, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	257,171
TOTAL MARKET OB/XF VALUE	1,319
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	433,490
SOH/AGL Deduction	0
ASSESSED VALUE	433,490
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	433,490
TOTAL JUST VALUE	433,490
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	376,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20022030	REPLACE DECK	8,000	11/27/2002
011439	RE-ROOF	2,000	06/26/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2741/782	10/01/2024	WD	Q	I	01	529,000
GRANTOR: SUMNER KAREN W & BOBB						
GRANTEE: MORRIS WILLIAM GIBB						
2498/1843	9/20/2021	WD	Q	I	01	400,000
GRANTOR: WHITE SHIRLEY L & NOR						
GRANTEE: SUMNER KAREN W & BO						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	11	37	407.00	SF	6.50	6.50	100	1983	1983	3	38	1,005	
2	1242	WD DECK A	0	0	5	21	105.00	SF	13.50	13.50	100	2003	2003	3	20	284	
3	1242	WD DECK A	0	0	3	4	12.00	SF	12.50	12.50	100	1983	1983	3	20	30	

LAND DESCRIPTION

TOTAL OB/XF 1,319

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