LOT 21
IN OR 1764/887
NORTH POINTE PB 5/27

GIBSON CLAUDIA G
228 SOUTH VIEW TRAIL #20158
JASPER, GA 30143

2025

00-00-31-1470-0021-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

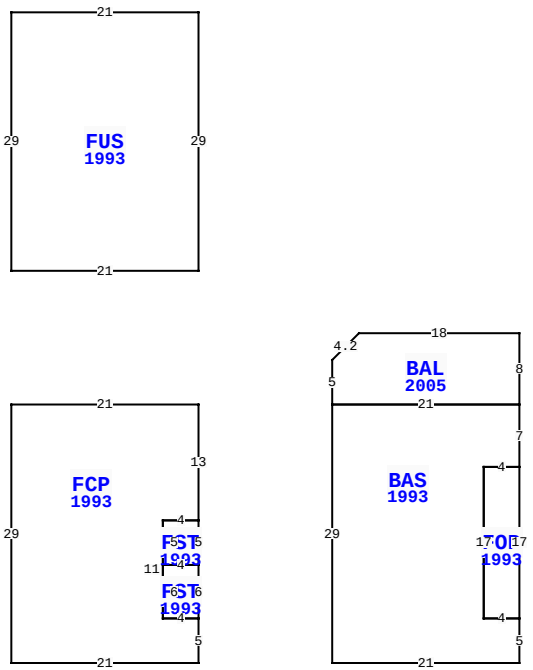
NEIGHBORHOOD/LOC 1017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	164	15	2005	25	5,005
BAS	541	100	1993	541	108,297
FCP	565	25	1993	141	28,225
FOP	68	30	1993	20	4,004
FST	20	55	1993	11	2,202
FST	24	55	1993	13	2,602
FUS	609	100	1993	609	121,909
TOTALS	1,991			1,360	272,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,360	226.1896	226.19	307,618	1983	2000	0	0	0	11.50	88.50

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



925 TARPON AV 21, FERNANDINA BEACH

BLD DATE		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	28	280.00	SF	6.50	6.50	100	1983	1983	3	38	692	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
3	0820	WOOD WALK	0	0	5	21	105.00	SF	15.86	15.86	100	2005	2005	3	40	666	
4	1242	WD DECK A	0	0	3	4	12.00	SF	12.50	12.50	100	2005	2005	3	22	33	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	272,242
TOTAL MARKET OB/XF VALUE	3,194
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	450,436
SOH/AGL Deduction	136,655
ASSESSED VALUE	313,781
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	313,781
TOTAL JUST VALUE	450,436
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	380,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111812	CARPORT REPLACED	2,000	10/10/2011
20111814	8 WINDOWS REPLACE	2,000	10/10/2011
20090062	REROOF W/30YR SHN	2,300	01/16/2009
20060719	REMODEL	2,000	04/06/2006
20052591	REPAIR/RRF	2,000	09/01/2005
20052445	REPAIR/RRF	2,000	08/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1764/0887	11/07/2011	WD	Q	I	02	142,000
GRANTOR: PARKER GREGORY S & AL						
GRANTEE: GIBSON CLAUDIA G						
1324/0481	6/09/2005	WD	Q	I		205,000
GRANTOR: MINOR LAURA A						
GRANTEE: PARKER GREGORY S &						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W21 S29 E21 N5 FST=[YR=1993] N6 FST=[YR=1993] N5 W4 S5 E4 $ W4 S6 E4 $ W4 N11 E4 N13 $ PTR= E15N5
BAL=[YR=2005] R3 U3 E18S8 BAS=[YR=1993] S7 FOP=[YR=1993] W4 S17 E4 N17 $ W4 S17E4 S5 W21 N29E21$ W21N5$ S5W15 $ PTR= N15
FUS=[YR=1993] N29 W21 S29 E21$S15 $.

LAND DESCRIPTION

TOTAL OB/XF 3,194

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS