

WELCH KENNETH W & HEIDI LOTT
168 MANDARIN STREET
DOUGLAS, GA 31535

2025



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

05 AVERAGE 80

20 FACE BRICK 20

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

14 CARPET 80

08 SHT VINYL 20

03 CENTRAL 100

04 AIR DUCTED 100

2 100

2 100

02 WOOD FRAME 100

1. 1. 100

0 100

00 NONE 100

03 Quality Level 03

0100 SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1029.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS 1,333 100 1993 1,333 121,299

FGR 252 55 1993 139 12,649

FOP 9 30 1993 3 273

FOP 60 30 1993 18 1,638

TOTALS 1,654 1,493 135,860

EXTRA FEATURES

L N

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 0 715.00 SF 5.20 5.20 100 1989 1989 3 54.5 2,026

2 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 1989 1989 3 64 2,240

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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 0.00 0.00 1.00 UT 1.00 1.00 1.00 150,000.00 150,000.00 150,000

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0320 01 1,493 110.7720 110.77 165,380 1989 1989 0 0 0 17.85 82.15

Heated Area: 1333 HX Base Yr

12 FOP 1993

12 BAS 1993

12 FGR 1993

12 FOP 1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/19/2024 MLU

1126 NATURES WALK CT A, FERNANDINA BEACH FL 32034

TOTAL OB/XF 4,266

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 135,860

TOTAL MARKET OB/XF VALUE 4,266

TOTAL LAND VALUE - MARKET 150,000

TOTAL MARKET VALUE 290,126

SOH/AGL Deduction 8,039

ASSESSED VALUE 282,087

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 282,087

TOTAL JUST VALUE 290,126

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 283,980

PERMIT NUM DESCRIPTION AMT ISSUED

20100149 REMODEL 5,200 01/28/2010

20040198 H/AC 2,000 02/02/2004

5367 NEW CONSTR 109,795 05/15/1989

SALES DATA

OFF RECORD Number DATE TYPE INST Q U / V I / RSN CD SALE PRICE

2401/0976 10/16/2020 WD Q Q I 01 277,000

GRANTOR: PARKS KARIN J

GRANTEE: WELCH KENNETH W & H

2196/1034 5/10/2018 WD Q Q I 01 241,000

GRANTOR: ALEXANDER VIRGINIA L

GRANTEE: PARKS KARIN J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=1993] W12 S5 E12 N5\$ S5 W12 S33
FGR=[YR=1993] S21 E12 N21 W12\$ E12 S24 E14 N22 U2 R2 N4
FOP=[YR=1993] N6 L3 D3 D3 R3 \$ U3 L3 U3 R3 N28\$.