

BLOCK 7 LOT 5
IN OR 1839/993
OCEAN CITY N PB 2/38

SINGLETON REV TRUST/SINGLETON JENNIFER W CO-TRUSTE
76 HUCKABEE ST
MCRAE, GA 31055

2025

00-00-31-1520-0007-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,636	100	1993	1,636	262,649
FGR	512	55	1993	282	45,273
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FOP	12	30	1993	4	642
FOP	726	30	1993	218	34,999
FST	66	55	1993	36	5,780

TOTALS	3,464			2,458	394,616
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0820	WOOD WALK	0	0	30	8	240.00	SF	11.75	11.75	
2	0855	CONC PAVER	0	0	0	0	443.00	SF	10.00	10.00	
3	0811	CONCRETE B	0	0	0	0	2,240.00	SF	5.20	5.20	
4	1241	WD DECK G	0	0	8	43	344.00	UT	15.53	15.53	
5	0416	DUNEWALKS	0	0	0	0	136.00	SF	15.00	15.00	
6	1241	WD DECK G	0	0	0	0	356.00	UT	11.50	11.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000120	C	RES OCEAN	0	0006	R-1	75.00	75.00	75.00	FF	

REVIEW DATE 01/14/2021 BY TWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	2,458	118.8432	187.77	461,539	1986	1995		0	0	14.50	85.50	
1 SFR CUST - 0% - 0 Heated Area: 1636 HX Base Yr													
764 S FLETCHER AVE, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2025 MLU													

TOTAL OB/XF 24,707													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000120	C	RES OCEAN	0	0006	R-1	75.00	75.00	75.00	FF		1.00	1.00

TOTAL OB/XF 24,707													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000120	C	RES OCEAN	0	0006	R-1	75.00	75.00	75.00	FF		1.00	1.00

Total Acres: 0.00 Total Land Value: 1,425,000 Market: 0 Agricultural: 0 Common: 1,425,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		394,616	
TOTAL MARKET OB/XF VALUE		24,707	
TOTAL LAND VALUE - MARKET		1,425,000	
TOTAL MARKET VALUE		1,844,323	
SOH/AGL Deduction		447,020	
ASSESSED VALUE		1,397,303	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,397,303	
TOTAL JUST VALUE		1,844,323	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,639,553	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200067	REMODEL	0	02/03/2020
20161387	REPWDWLKWY	13,000	05/16/2016
20131708	ROOF	5,175	07/19/2013
20120408	H/AC	2,500	03/13/2012
20110749	REPAIR SIDING	1,000	05/16/2011
20033705	ELEC OTHER	1,000	08/20/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1839/0993	1/03/2013	WD U	I	I	30
GRANTOR: SINGLETON MACK TREVOR					
GRANTEE: SINGLETON MACK TREV					
0613/1194	12/07/1990	WD Q	I		206,000
GRANTOR: LYNCH & STORM					
GRANTEE: SINGLETON M TREVOR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W16 FOP=[YR=1993] W24 FGR=[YR=1993] W16 S32 E16 N32 \$ S33 E8 FST=[YR=1993] E11 N6 W11 S6 \$ N6 E11 S6 E5 N33 \$ S32 E16 N32 \$ PTR= E15 BAS=[YR=1993] E56 S32 W16 N6 W10 FOP=[YR=1993] N3 W4 S3 E4 \$ N3 W4 S3 W10 S6 W16 N32 \$ W15 \$.											

OTHER ADJUSTMENTS AND NOTES											

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