

BLOCK 15 PT LOT 6
IN OR 2745/467
ENCROACHMENT AGMNT OR 569/1158

PROPPS WALTER NELSON REVOCABLE TRUST/PROPPS WALTER
1203 SHASTA CT
STATESBORO, GA 30458

2025

00-00-31-1540-0015-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	395	100	2015	395	75,422
FGR	993	55	2015	546	104,254
FOP	49	30	2015	15	2,864
FOP	476	30	2015	143	27,304
FSP	200	40	2015	80	15,275
FST	25	55	2015	14	2,673
FST	25	55	2015	14	2,673
FUS	1,713	100	2015	1,713	327,085
STP	28	10	2015	3	573
TOTALS	3,904			2,923	558,126

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0410	ELEVATOR	0	0	0	1.00	UT	10,000.00	10,000.00
2	0855	CONC PAVER	0	0	0	862.00	SF	7.00	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R-1	75.00	85.00	75.00

REVIEW DATE 05/21/2020 BY DJA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,923	126.5428	199.94	584,425	2015	2015	0	0	4.50	95.50
1 SFR CUST - 0% - 2025											
Heated Area: 2108											
HX Base Yr											

923 S FLETCHER AVE, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
03/20/2024 MLU									

TOTAL OB/XF									
15,732									

Total Acres: 0.00 Total Land Value: 562,500 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		558,126	
TOTAL MARKET OB/XF VALUE		15,732	
TOTAL LAND VALUE - MARKET		562,500	
TOTAL MARKET VALUE		1,136,358	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,136,358	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,136,358	
TOTAL JUST VALUE		1,136,358	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,049,344	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150586	CO ISSUED	0	11/13/2015
20150586	NEW CONSTR	307,494	03/19/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2745/467	10/22/2024	WD	Q	I	01	1,152,500	
GRANTOR: COLLINS TIM A							
GRANTEE: PROPPS WALTER NELSO							
2744/85	10/17/2024	WD	U	I	11	100	
GRANTOR: BRC 23 CAPITAL INVEST							
GRANTEE: COLLINS TIM A							

BUILDING NOTES									
BUILDING DIMENSIONS									
FST=[YR=2015] W5 BAS=[YR=2015] W12 FGR=[YR=2015] W26									
FOP=[YR=2015] W14 S34 E14 N34\$ S34 E27 STP=[YR=2015] S4 E7 N4									
FOP=[YR=2015] N7 W7 S7 E7\$ W7\$ N7 E7 N9 W3 N6 W5 N12\$ S12 E5									
S6 E3 S16 E9 N29 W5 N5\$ S5 E5 N5\$ PTR=E15 FUS=[YR=2015] E52									
FST=[YR=2015] E5 S5 W5 N5\$ S5 E5 S19 FSP=[YR=2015] S10 W20									
N10 E20\$ W20 S10 W37 N34\$ W15\$.									

OTHER ADJUSTMENTS AND NOTES									

Common: 562,500 PRINTED 07/30/2025 BY SYS