BLOCK 24 LOT 6
OCEAN CITY SOUTH PRT PB 2/39

WELCH OCIE CLIFF III
4920 INDEPENDENCE BLVD
HARDEEVILLE, SC 29927

2025

00-00-31-1540-0024-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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

1222 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,425,000
TOTAL MARKET VALUE	1,425,000
SOH/AGL Deduction	63,750
ASSESSED VALUE	1,361,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,361,250
TOTAL JUST VALUE	1,425,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,237,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0067	POOL	76,437	02/12/2024
2023-0348	TTL5732 HTD4117	760,694	09/19/2023
2023-0348			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2565/1715	5/26/2022	WD	Q	V	01	1,475,000
GRANTOR: ASTIGARRAGA JOSE & NA						
GRANTEE: WELCH OCIE CLIFF II						
2049/1001	5/27/2016	WD	Q	V	01	712,500
GRANTOR: BRADFORD REGGIE & HOL						
GRANTEE: ASTIGARRAGA JOSE &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000120	C	RES OCEAN	0	0006	R-1	75.00	150.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000							

REVIEW DATE 07/17/2025 BY HS Total Acres: 0.00 Total Land Value: 1,425,000 Market: 0 Agricultural: 0 Common: 1,425,000 PRINTED 07/30/2025 BY SYS